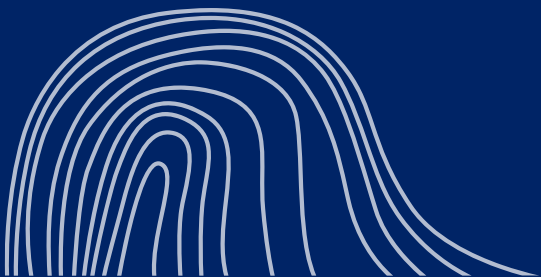


# Central Precinct Renewal Program

## Population and demographics

July 2022

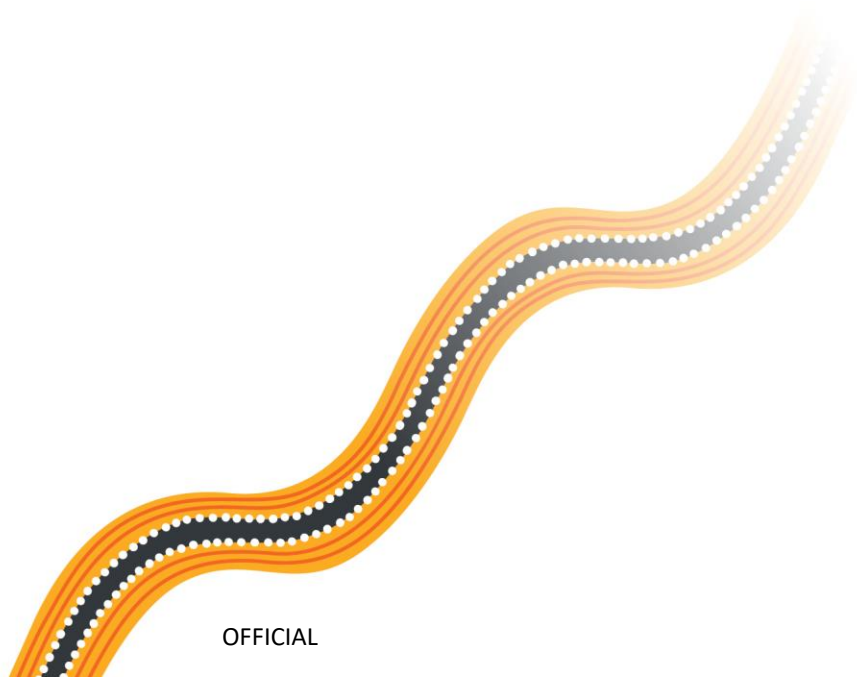
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## Acknowledgement of Country

We respectfully acknowledge the Traditional Custodians of the Central Precinct, the Gadigal and recognise the importance of the place to Aboriginal people and their continuing connection to Country and culture. We pay our respect to Elders past, present and emerging.



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## Document control

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## Versions

Version	Amendment notes
0.1	Final for CPRP Public Exhibition 2022

# 1. Abbreviations

Abbreviation	Definition
ABS	Australian Bureau of Statistics
BAU	Business as usual
BCA	Building Code of Australia
CIV	Capital investment value
CoS	City of Sydney Council
CSPS	Central Sydney Planning Strategy
DA	Development application
DCP	Development control plan
DPE	NSW Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	Environmental planning instrument
ESD	Ecologically sustainable development
FSR	Floor space ratio
GANSW	Government Architect NSW
GFA	Gross floor area
GCC	Greater Cities Commission
LEP	Local environmental plan
LGA	The City of Sydney local government area
LSPS	Local strategic planning statement
NABERS	National Australian Built Environment Rating System
PRP	Project Review Panel
SCA	Special character area
SDCP2012	Sydney Development Control Plan 2012
SDRP	State Design Review Panel
SEPP	State Environmental Planning Policy
SLEP2012	Sydney Local Environmental Plan 2012
SSDA	State significant development application
SSP	State Significant Precinct



## 2. Definitions

Term	Definition
Accessibility	The ability for everyone, regardless of age, disability or special needs or where they live, to use and benefit from the transport system
Active transport	Transport that is human powered, such as walking or cycling
Amenity	The extent to which a place, experience or service is pleasant, attractive or comfortable. Improved features, facilities or services may contribute to increase amenity.
Bradfield Flying Junctions	Series of flyover tracks between the Cleveland Street bridge at Redfern and Central Stations that allow trains to move from any one line to another without crossing a line in the opposing direction
Bus interchange	Where customers have access to a number of different bus routes at a central location
Bus stand	A place to board or alight from bus services
Camperdown-Ultimo Collaboration Area	The Health and Education Precinct which includes the Royal Prince Alfred Hospital, TAFE NSW, University of Notre Dame, University of Sydney and University of Technology Sydney, and medical and research institutions and other health services facilities and educational establishments
Catchment	Area from which a location or service attracts people
CBD and South East Light Rail	means to the light rail network extending from Randwick and Kingsford to Circular Quay
Central Precinct	Central Precinct State Significant Precinct
Central Sydney	Land identified as Central Sydney under the Sydney Local Environmental Plan 2012 and represents the Metropolitan Centre of Sydney. Central Sydney includes Sydney's Central Business District
Central Walk	The underground paid pedestrian connection, currently under construction, that is to be delivered by Sydney Metro City and South West. Once complete, it will be a link between the new station entrance on Chalmers Street, the Eastern Suburbs Railway concourse, suburban platforms 16-23 (via escalators and lifts) and the new Sydney Metro north-south concourse
Character	The combination of the attributes, characteristics and qualities of a place (GANSW, 2021, Draft Urban Design Guide)
City Plan 2036	City of Sydney local strategic planning statement
Community	Particular types of stakeholder and refers to groups of people in particular places who are both affected by our work and experience the outcomes and benefits of our activities

Term	Definition
Control	A numerical standard that is applied in a prescriptive manner
Corridor	A broad, linear geographical area between places
Council	The City of Sydney Council
Customer interface	The point at which transport services interact with their customer
Customers	Those who use transport networks and services. They include car drivers, heavy vehicle operators, public transport and point to point passengers, pedestrians, cyclists and freight and goods providers
Department	The Department of Planning and Environment
Determination	The approval made in accordance with the <i>Environmental Planning and Assessment (EP&amp;A) Act 1979</i> . In relation to Central Precinct SSP, a determination will be made by the Minister for Planning and Public Spaces
Devonshire Street Tunnel	The official name of the pedestrian tunnel connecting Chalmers and Lee Streets
District Plan	means the Eastern City District Plan
Future Transport Strategy	Transport for NSW's approach to planning transport and engaging customers, to address future technological, economic and social changes. Future Transport Strategy comprises two focus areas – planning ('Future Transport Planning') and technology ('Future Transport Technology' and 'Technology Roadmap')
Gateway	Cities that provide state level services and facilities to support a broad population catchment while also having international connections through their cities airport and/or port.
Goods Line	The official name for the partly elevated walkway from Central Station to Darling Harbour following the route of a disused railway line
Grand Concourse	Part of Central Station
Greater Sydney's Green Grid	The link between parks, open spaces, bushland and walking and cycling paths
Interchange	A facility to transfer from one mode of transport or one transport service to another. For example, a station with an adjoining light rail stop
Local streets	Places that are part of the fabric of suburban neighbourhoods where we live our lives and facilitate local community access
Merit based assessment	An assessment of a matter that allows for reasonable flexibility to consider a range of possible solutions
Minister	The Minister for Planning
Mixed-use	A building or area containing more than one type of land use
Mobility	The ability to move or be moved easily and without constraints

Term	Definition
Mortuary Station	The building formerly used as a railway station on the Rookwood Cemetery railway line, now disused
NABERS	A national rating system that measures the environmental performance of Australian buildings and tenancies
Objective	A statement of a desired future outcome, generally expressed in a qualitative manner that enables merit based assessment
Over rail corridor development or Over Station Development	Development of air space over railway corridors
Place	An intersection of transport infrastructure with social infrastructure and commercial activity. These are the areas within and around transit stops where people live and commute. Places can be created as an outcome of Placemaking
Placemaking	Scoping and delivering places for the community, beyond the immediate transport infrastructure. Successful placemaking either preserves or enhances the character of our public spaces, making them more accessible, attractive, comfortable and safe
Planning instrument	Means any of the following: <ul style="list-style-type: none"> <li>• strategic plan (comprising regional strategic plans and district strategic plans) and local strategic planning statements</li> <li>• environmental planning instrument (comprising State environmental planning policies and local environmental plans)</li> <li>• development control plan</li> </ul>
Planning Secretary	The Secretary of the Department of Planning
Precinct	Geographical area with boundaries determined by land use and other unique characteristics. For example, an area where there is an agglomeration of warehouses may be termed a freight precinct
Principal development standards	Matters addressed in Part 4 of the Standard Instrument
Proponent	Transport for NSW
Proposal	Proposed amendments to the planning framework
Provisions	means a broad term covering objectives and controls
Public spaces	means areas that are publicly accessible where people can interact with each other and make social connections
Rail network	means the rail infrastructure in NSW
Railway corridor	The land within Central Precinct on which a railway is built; comprising all property between property fences, or if no fences, everywhere within 15m from the outermost rails. Under planning legislation rail corridor is defined as land: a) that is owned, leased, managed or controlled by a public authority for the purpose of a railway or rail infrastructure facilities: or b) that is zoned under an

Term	Definition
	environmental planning instrument predominately or solely for development of the purpose of a railway or rail infrastructure facilities
Railway Square	The area between Lee Street and Broadway, comprising a plaza, bus stands and underground access/uses
Reference Master Plan	A non-statutory document that shows one way in which the precinct may develop in the future in accordance with the proposed amendments to the planning framework  Note: Refer to the GANSW Advisory Note v2, dated 12/09/2018 for further guidance
Region Plan	The Greater Sydney Region Plan - A Metropolis of Three Cities
Rezoning	Amendments to environmental planning instruments, in particular for land use zones and principal development standards such as height of buildings and floor space ratio
Shocks and stresses	The acute short term damaging events or long term trends causing inequity impacting a city's resilience
Siding	A short stretch of rail track used to store rolling stock or enable trains on the same line to pass
Social procurement	Purchasing decisions based on good social outcomes
Standard Instrument	The Standard Instrument—Principal Local Environmental Plan
State	The state of New South Wales
State-led rezonings	A focus on precincts where there is a strategic imperative for the Department of Planning to lead the process, including places that benefit from current or future city-shaping infrastructure or investment, and where we can create great public spaces in collaboration with councils and communities. These rezonings generally occur under a SEPP
State Significant Precinct	The areas with state or regional planning significance because of their social, economic or environmental characteristics
Strategic Framework	The document prepared by Transport for NSW for Central Precinct in 2021 that addresses key matters including vision, priorities, public space, strategic connections, design excellence, identify sub-precincts for future detailed planning and also outlines the next steps in the State Significant Precinct process for Central Precinct
Strategic plan	The regional strategic plan, district strategic plan or a local strategic planning statement
Sub-precinct	The definable areas within Central Precinct SSP due to its unique local character, opportunities and constraints, either current or future. The Western Gateway is a sub-precinct
Sydney Metro	A fully-automated, high frequency rail network connecting Sydney

Term	Definition
Tech Central	The State government initiative as set out in The Sydney Innovation and Technology Precinct Panel Report 2018. Previously known as the Sydney Innovation and Technology Precinct. Tech Central is located south of the Sydney central business district, surrounded by the suburbs of Redfern, Ultimo, Haymarket, Camperdown, Chippendale, Darlington, Surry Hills and Eveleigh
Transport for NSW	The statutory authority of the New South Wales Government responsible for managing transport services in New South Wales.
Transport interchange	A facility designed for transitioning between different modes, such as a major bus stop or train station
Transport modes	The five public transport modes are metro, trains, buses, ferries and light rail. The two active transport modes are walking and cycling
Urban renewal	A planned approach to the improvement and rehabilitation of city areas with new infrastructure, new commercial/mixed uses, improved services and renovation or reconstruction of housing and public works
Vibrant streets / places	Places that have a high demand for movement as well as place with a need to balance different demands within available road space

## 3. Executive summary

### 3.1 Background and purpose

The Central Precinct Renewal Program (CPRP) is a large-scale urban renewal program to transform the Central State Significant Precinct (SSP) into a key part of the Tech Central technology and innovation district. To complement the development of the SSP study and the Central Precinct masterplan, a clear understanding of the precinct and its surrounding residential profile is needed. This will inform how precinct character and identity may be shaped through land use changes and economic development initiatives.

This Population and Demographic report details the the current residential profile of Central Precinct and surrounding areas in the eastern city, existing population projections for the area as part of NSW Common Planning Assumptions, and estimates the demographic profile that may arise from the proposed masterplan development.

### 3.2 Policy context

A review of the priorities and key moves that are likely to shape the Central Precinct development reveals a multi-layered policy context that shares several common goals. These include a strong and diverse economy, globally-competitive innovation with a technology specialisation, a sustainable built environment, a thriving creative and cultural sector and vibrant, well-connected people, places and cities.

The delivery objectives of the Central Precinct – a renewed Central Station and transport interchange, new and enhanced public and community spaces, new pedestrian connections, new space for innovation and tech industry employment, new entertainment and retail options – will support the needs of a broad population catchment. However, there is an identified need to accommodate population growth pressures associated with increased demand for new employment, education, and housing development.

### 3.3 Current demographic context

A significant proportion of residents both live and work or study locally, demonstrating that Central is sought after as a place to live and work. As an employment hub, the Central Station Precinct and study area have a wide reach, drawing workers from all areas of Greater Sydney. Professional, Scientific and Technical services is a major industry of employment, as is Public Administration and Safety.

The precinct has traditionally been home to a high student population, which has significantly shaped inner-city population and housing trends, driving demand for smaller dwelling types available on the rental market. This is also reflected in the age profile, with the population aged between 20-24 years of age representing over 25% of the Central Station Precinct's population in 2016.

The COVID-19 pandemic significantly impacted the demographic profile of the precinct population as border closures led many international students and visa holders to return to their countries of citizenship. This study also considers the ways in which the COVID-19

pandemic can shift socio-demographic assumptions, ranging from its impacts on mortality and natural increase assumptions (key components of population projections) to the macro trends that shape where and how people interact with places and spaces within a regional context (for example: changing ways of working, reduction in business travel and a return to the local).

### 3.4 Existing conditions and future trends

An assessment of current conditions that impact liveability and employment for the diverse needs of residents reveals a mix of land uses characterised by commercial, retail, entertainment and educational uses. This contributes to employment opportunity in a range of industries, which is enhanced by the Central Precinct's strategic location at the intersection of intercity, suburban and regional rail connections. The Central Precinct is also serviced by light rail connections to the Inner West and the North West, as well as an extensive bus network.

Based on its current form and function, existing amenity in the Central Precinct is relatively poor, being a place of transit for commuters, city workers, and visitors, rather than a destination. In its current form, it serves as a gateway to the surrounding precincts. Future trends that are likely to shape demographic change in the precinct include the transition to a services economy, changing ways of working, migration and population trends, as well as the dynamics of the local housing market

### 3.5 Common planning assumptions projections

This study reports population and employment projections for Greater Sydney, the City of Sydney LGA and the elected study area (comprising Central Station Precinct and its surrounds) based on the TZIP19 data that was released in September 2020. The projections highlight that Greater Sydney will be home to an additional 3.5 million residents by 2056, with almost two thirds of all growth to occur in the Central and Western City Districts. The City of Sydney LGA is predicted to contain 4% of future population and 22% of future employment in Greater Sydney by 2056.

While TZIP19 predicts relatively stable household sizes in the elected study area, this may shift in the future due to changes in household composition of inner-city residents and in light of demand for home offices within apartments. An important limitation of the common planning assumptions projections is that they provide a pre-COVID view of forecasted population, workforce and employment. 2021 ABS Census data was not available during the preparation of this study.

### 3.6 Demographic impact of Central Precinct development

The Central Precinct masterplan, including the Western Gateway has the capacity to provide for 1,966 residents, 1,116 dwellings and 28,791 jobs based on the floorspace provision. Estimates indicate that this represents approximately 8.1% of employment growth and 1.72% population growth between 2016-56 in the City of Sydney when considered alongside industrial jobs at Central Station. Based on the masterplan's draft breakdown of space uses, these additional jobs in the Central Precinct are likely to be predominantly in knowledge intensive industries, aligning with the industry focus of the Tech Central vision. These figures are based on floorspace and population inputs provided in May 2022.

## 4. Introduction

Located within the heart of Eastern Harbour City, Central Precinct is Australia's busiest transport interchange. The precinct currently holds latent potential with all its inherent advantages of location and transport connections to revitalise Central Sydney. Capitalising on Central Precinct's prime location within Tech Central, a NSW Government commitment to create the biggest technology hub of its kind in Australia, Central Precinct presents the ultimate transformative opportunity to deliver a connected destination for living, creativity and jobs. The renewal of Central Precinct will provide a world-class transport interchange experience, important space for jobs of the future, improved connections with surrounding areas, new and improved public spaces and social infrastructure to support the community.

In July 2019, Central Precinct was declared a nominated State Significant Precinct (SSP) in recognition of its potential to boost investment and deliver new jobs. The SSP planning process for Central Precinct will identify a new statutory planning framework for Central Precinct. This involves two key stages:

- **Stage 1:** Development of a draft Strategic Vision which has since evolved into the Central Precinct Strategic Framework
- **Stage 2:** Preparation of an SSP study with associated technical analysis and community and stakeholder consultation.

In March 2021, the [Central Precinct Strategic Framework](#) was adopted representing the completion of Stage 1 of the planning process to develop a new planning framework for Central Precinct. The Strategic Framework outlines the vision, planning priorities, design principles, and the proposed future character of sub-precincts within Central Precinct. This is intended to inform and guide further detailed planning and design investigations as part of this SSP Study (Stage 2 of the SSP planning process).

This SSP Study intends to amend the planning controls applicable to Central Precinct under the SSP SEPP 2005 to reflect the vision and planning priorities set for the Precinct under the Strategic Framework. Study Requirements were issued in December 2020 to guide the investigations and the proposed new planning controls.

### 4.1 Tech Central

#### 4.1.1 Overview

The NSW Government is committed to working with the local community to develop the biggest innovation district of its kind in Australia. Bringing together six neighbourhoods near the Sydney CBD (Haymarket, Ultimo, Surry Hills, Camperdown, Darlington North Eveleigh and South Eveleigh), Tech Central is a thriving innovation ecosystem that includes world-class universities, a world-leading research hospital, 100+ research institutions, investors and a wide range of tech and innovation companies. The vision for Tech Central is for it to be a place where universities, startups, scaleups, high-tech giants and the community collaborate to solve problems, socialise and spark ideas that change our world. It is also for it to be place where



centring First Nations voices, low carbon living, green spaces, places for all people and easy transport and digital connections support resilience, amenity, inclusivity, vitality and growth.

Tech Central is an essential component of the Greater Sydney Region Plan's Eastern Harbour City Innovation Corridor. It aims to leverage the existing rich heritage, culture, activity, innovation and technology, education and health institutions within the precinct as well as the excellent transport links provided by the Central and Redfern Station transport interchanges.

The Central Precinct is located within the Haymarket neighbourhood of Tech Central. Planned to become the CBD for Sydney's 21st century, this neighbourhood is already home to The Quantum Terminal (affordable coworking space in the iconic Central Station Sydney Terminal Building) the Scaleup Hub (affordable and flexible workspace for high-growth technology scaleups) and is soon to be the home of Atlassian's headquarters. It is also in close proximity to a number of important education and research institutions.

The planned urban renewal of the Central Precinct has been identified as a key project to achieving the vision for Tech Central.

#### **4.1.2 Background & Context**

In August 2018, the NSW Government established the Sydney Innovation and Technology Precinct Panel (the Panel) comprising representatives from various industry, health, education, government agencies and key community members. In December 2018 'The Sydney Innovation and Technology Precinct Panel Report' was produced, setting out the Panel's recommendations for a pathway to delivering a successful innovation and technology district at Tech Central. In February 2019, the NSW Government adopted the Panel's report and committed to delivering the following:

- 25,000 additional innovation jobs
- 25,000 new STEM and life sciences students
- 200,000 m<sup>2</sup> for technology companies, and
- 50,000 m<sup>2</sup> of affordable space for startups and scaleups

In February 2019, the Greater Sydney Commission released a Place Strategy for the area that is now known as Tech Central (Camperdown-Ultimo Collaboration Area Place Strategy, GSC). The Place Strategy, developed collaboratively by a range of stakeholders involved in planning for Tech Central's future, was prepared to inform public and private policy and investment decisions by identifying and recognising the complex, place-specific issues inhibiting growth and change. The strategy identifies shared objectives for the place and sets out priorities and actions to realise the vision for the area under the key themes of Connectivity, Liveability, Productivity, Sustainability and Governance.

Both the Panel Report and Place Strategy recognise the importance of the Central Precinct to Tech Central's future.

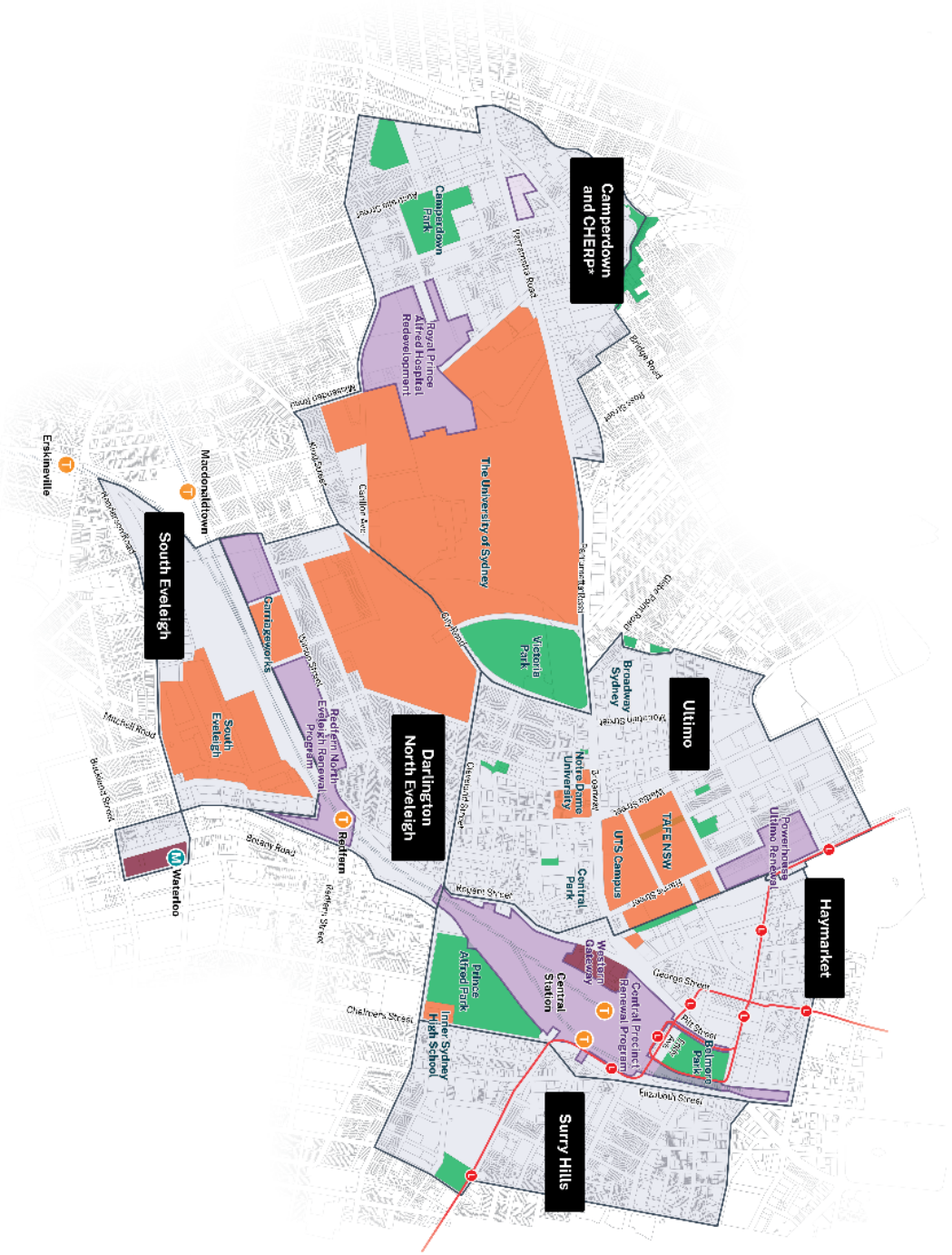
# TECH TERRA

-  Institutions and Innovation anchors
-  Major government projects
-  Opportunity Site
-  Immediate development pipeline
-  Public Open Space
-  Precinct boundary
-  Light rail – existing
-  Metro station
-  Train station
-  Light rail station

\* CHERP, Campdowen Health Education and Research Precinct



www.ttc.sydney



## 4.2 Central Precinct vision

Central Precinct will be a vibrant and exciting place that unites a world-class transport interchange with innovative and diverse businesses and high-quality public spaces. It will embrace design, sustainability and connectivity, celebrate its unique built form and social and cultural heritage and become a centre for the jobs of the future and economic growth.

## 4.3 Case for change

Over the coming years, Central Station will come under increasing pressure as technological innovations progress, investment in transport infrastructure increases and daily passenger movements increase.

Sydney Metro, Australia's biggest public transport project, will result in the delivery of a new generation of world-class, fast, safe, and reliable trains enabling faster services across Sydney's rail network. In 2024, Sydney Metro's Central Station will open with daily passenger movements forecast to increase from 270,000 persons to 450,000 persons over the next 30 years.

In its current state, Central Station is underperforming as Australia's major transport interchange – it's currently a hole in the heart of Sydney's CBD, lacking connectivity, activation and quality public spaces.

The renewal of Central Precinct will expand and revitalise Central Station, and transform this underutilised part of Sydney from a place that people simply move through to one where they want to visit, work, relax, connect and socialise. Its renewal also presents the potential to deliver on the strategic intent and key policies of regional, district and local strategic plans, providing for a city-shaping opportunity that can deliver economic, social and environmental benefit. Specifically, it will:

- make a substantial direct and indirect contribution to achieving the Premier's Priorities by facilitating upgrades to Sydney's largest and most significant public transport interchange, improving the level of service for users and visitors, and supporting the creation of new jobs and housing
- implement the recommendations of the NSW State Infrastructure Strategy 2018-2038, in particular the upgrading of the major transport interchange at Central to meet future customer growth
- contribute to key 'Directions' of the Greater Sydney Region Plan, to deliver 'a city supported by infrastructure', help create 'a city of great places', support 'a well connected city', deliver new 'jobs and skills for the city' and create 'an efficient city'
- implement the outcomes envisaged within the Eastern City District Plan including reinforcing the Harbour CBD's role as the national economic powerhouse of Australia and supporting its continued growth as a Global International City
- deliver on the shared objectives and priorities for Tech Central, the future focal point of Sydney's innovation and technology community, which aims to boost innovation, economic development and knowledge intensive jobs while creating an environment that foster collaboration and the exchanging of ideas

- deliver an outcome that responds to the overarching vision and objectives of the Central Sydney Planning Strategy. In particular it will assist with implementing a number of 'key moves' outlined in the strategy, including to 'ensure development responds to its context', 'ensure infrastructure keeps pace with growth', 'move people more easily', 'protect, enhance and expand Central Sydney's heritage, public places and spaces', and to 'reaffirm commitment to design excellence.'

## 5. About this report

The purpose of this report is to provide a detailed population and demographic profile of the Central Precinct and its surrounds, and to consider any potential impacts that may result within and surrounding the Central Precinct. This report addresses study requirement 4 ‘Population and demographics’. The relevant study requirements, considerations and consultation requirements, and location of where these have been responded to are outlined in **Table 1** below.

### 5.1 SSP Study requirements

**Table 1 Study requirements, considerations, and consultation requirements**

Requirement/Considerations	Report reference
Identifies the existing situation (the baseline), including constraints, opportunities and key issues.	Chapters 8 summarises the policy context. Chapter 9 describes the current state, future trends, and opportunities and constraints arising in the context of socio-economic drivers. Chapter 10 outlines the current demographic profile of the study area and surrounds.
Outlines the likely impacts of the proposal in relation to population and demographics.	Chapter 12 outlines the estimated demographic impacts of the Central Precinct development.
Informs and supports the preparation of the proposed planning framework including any recommended planning controls or DCP/Design Guideline provisions.	Guidance on planning controls and design guidelines has been provided throughout the project via conversations and inputs to the design team.
Considers the employment and population profile of the Precinct and surrounding communities including age, ethnicity, education, employment, income, trip to work mode and other relevant information.	Chapter 10
Considers key employment and population drivers and trends impacting the Precinct and surrounding communities.	Chapters 9, 10 and 11. Economic trends and local employment drivers are covered in the Economic Productivity and Job Creation Report.
Considers NSW Treasury’s vision and objectives for Tech Central.	Chapter 8
Provides time series (5 year increments) employment and population forecasts of the future Central Precinct and local area based on existing development capacity without the proposal.	Chapter 12.

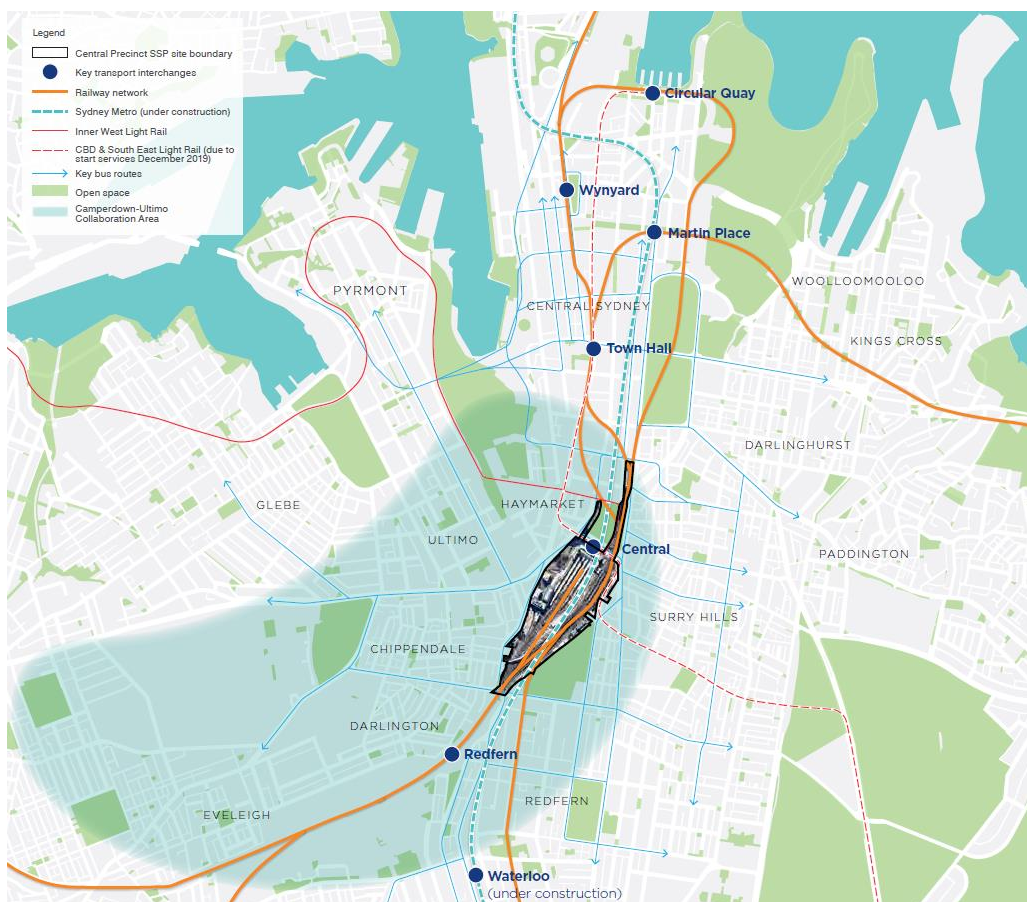
Provides time series (5 year increments) employment and population forecasts of the future Central Precinct and local area with the proposal.	Chapter 12.
Compares forecasts with the remainder of the City of Sydney LGA and Greater Sydney Metropolitan Region for the purposes of comparison including the City's Floor Space Employment Survey (FES) and Census Occupation and Industry data aligned with predicated rates of growth as per GCC estimates.	Chapter 12.
Consultation with DPE, CoS, GCC and NSW Treasury	Chapter 8.3

## 6. Study Area

Central Precinct is located at the south-east edge of Central Sydney (refer to Figure 1). Central Precinct is surrounded by a number of suburbs including, Haymarket to the north, Chippendale to the south and Surry Hills to the south-east. It is located within the City of Sydney local government area (LGA) with an approximate gross site area of 24 hectares of Government owned land. The precinct comprises land bounded by Pitt Street and Regent Street to the west, Cleveland Street to the south, Eddy Avenue, Hay Street and Goulburn Street to the north and Elizabeth Street and Chalmer Street to the east.

Central Precinct has been an important site for transport operations for over 150 years. Today, Central Station is Australia's busiest transport interchanges and is the anchor of New South Wales's (NSW) rail network. It provides 24 platforms for suburban and Intercity and Regional train connections as well as a direct link to Sydney Airport. The broader transport interchange also caters for light rail, bus, coach and point to point connections such as taxis. The transport interchange will also form part of the Sydney Metro network, with new underground platforms to be provided for Sydney Metro services under Platform 13, 15 and 16 at Central Station. Sydney Metro services will begin in 2024. The precinct also comprises several significant heritage items including the state-heritage listed Sydney Terminal Building and the Clock Tower.

**Figure 1 Location plan of Central Precinct**

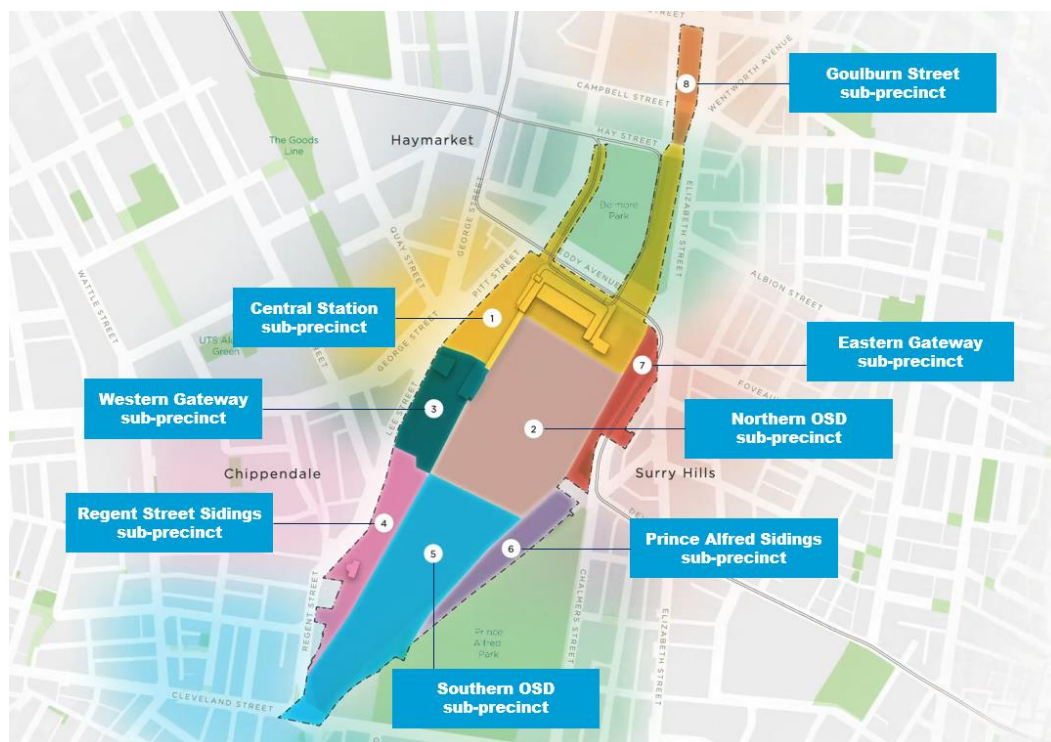


As part of the Strategic Framework, eight sub-precincts have been defined that reflect and positively respond to the varying character of the surrounding areas. These sub-precincts are:

- Central Station
- Northern Over Station Development
- Western Gateway
- Regent Street Sidings
- Southern Over Station Development
- Prince Alfred Sidings
- Eastern Gateway
- Goulburn Street.

The location of these sub-precincts and relevant boundaries is illustrated in **Figure 2**.

**Figure 2 Central Precinct and sub-precincts**





## 6.1 Planning priorities

To help realise the vision of Central Precinct and the desired local character of the sub-precincts, the following planning priorities have been developed and are grouped into five key themes as outlined in **Table 2** below.

**Table 2 Central Precinct planning priorities**

Theme	Planning priorities
<b>Place and destination</b>	<ul style="list-style-type: none"> <li>• Unite the city by reconnecting with the surrounding suburbs</li> <li>• Shape a great place that is vibrant, diverse, active, inclusive and has a high level of amenity</li> <li>• Deliver a precinct which responds to its urban context and embeds design excellence Improve existing and providing additional connected public space in the precinct of high environmental amenity and comfort</li> <li>• Protect and celebrate the Precinct’s heritage values</li> <li>• Create a people focussed precinct through a focus on public transport, cycling and walkability</li> <li>• Facilitate the precinct’s focus on transport and economic diversity in tourism and across commercial sectors including office, business and retail.</li> </ul>
<b>People and community</b>	<ul style="list-style-type: none"> <li>• Design public spaces that promote health, equality and well-being</li> <li>• Promote social cohesion by providing spaces for gathering, connection, exchange, opportunity and cultural expression</li> <li>• Honour and celebrate the cultural heritage and identity of the Precinct’s past and present Aboriginal community</li> <li>• Create a safe and intuitive precinct that promotes social access and inclusion</li> <li>• Support programs and initiatives that benefit communities and people</li> <li>• Create a precinct that responds to the current and future needs of transport customers, workers, residents and visitors, including those of the broader local community.</li> </ul>
<b>Mobility and access</b>	<ul style="list-style-type: none"> <li>• Provide a world class, integrated and seamless transport interchange</li> <li>• Maintain the precinct’s role as NSW’s main transport interchange</li> <li>• Improve the transport customer experience, including wayfinding, pedestrian flows and interchange between different transport modes</li> <li>• Facilitate and enhancing connections within and towards key locations in southern Central Sydney</li> <li>• Deliver a people focussed precinct that is walkable, well connected, safe and puts people first</li> <li>• Design infrastructure that will adapt to future changes in transport and mobility.</li> </ul>
<b>Economy and innovation</b>	<ul style="list-style-type: none"> <li>• Advance Sydney’s status as a global city</li> <li>• Support the creation of jobs and economic growth including new and emerging industries such as innovation and technology and explore the provision of space for cultural and creative uses and start-ups</li> <li>• Provide an active and diverse commercial hub with a rich network of complementary uses that nurture and support business</li> <li>• Support both the day and night economies of the precinct through diverse complementary uses, promoting liveability and productivity</li> <li>• Foster collaboration between major institutions in the precinct including transport, education, health and business</li> </ul>

Theme	Planning priorities
	<ul style="list-style-type: none"> <li>• Create a smart precinct that incorporates digital infrastructure to support research and innovation.</li> </ul>

## 6.2 Reference Master Plan

Architectus and Tyrrell Studio have prepared a Place Strategy, Urban Design Framework and a Public Domain Strategy which establishes the Reference Master Plan for Central Precinct. The Urban Design Framework and Public Domain Strategy provides a comprehensive urban design vision and strategy to guide future development of Central Precinct and has informed the proposed planning framework of the SSP Study.

The Reference Master Plan includes:

- Approximately 22,000 sqm of publicly accessible open space comprising:
  - Central Green – a 6,000 square metre publicly accessible park located in immediately south of the Sydney Terminal building
  - Central Square – 7,000 square metre publicly accessible square located at the George Street and Pitt Street junction
  - Mortuary Station Gardens – a 4,470 square metre publicly accessible park (excluding Mortuary Station building) located at Mortuary Station
  - Henry Deane Plaza – a publicly accessible plaza located in the Western Gateway sub-precinct
  - Eddy Avenue Plaza – a 1,680 square metre publicly accessible plaza located in the north-eastern portion of the Sydney Terminal building
  - Western Terminal Extension Building Rooftop - a 970sqm publicly accessible space above the Western Terminal Extension Building Rooftop.
- Approximately 269,500 square metres of office gross floor area (GFA)
- Approximately 22,850 square metres of retail GFA
- Approximately 53,600 square metres of hotel GFA
- Approximately 84,900 square metres of residential accommodation GFA, providing for approximately 850 dwellings (assuming 1 dwelling per 100sqm GFA) –
  - The Central Precinct SSP Study will include the commitment to deliver 15 per cent of any new residential floor space as affordable housing. Following the public exhibition period by DPE of the SSP Study, TfNSW will target for the Precinct, a further 15 percent of new residential floor space to be delivered as diverse housing, including Build to Rent (BTR), subject to further economic modelling and governance considerations. This approach would align both Redfern North Eveleigh and Central Precinct with the same requirements for affordable and diverse housing.
- Approximately 47,250 square metres of education/tech space GFA
- Approximately 22,500 square metres of student accommodation GFA

- Approximately 14,300 square metres of community/cultural space GFA.

The key features of the Indicative Reference Master Plan, include:

- A network of new and enhanced open spaces linked by green connections. This will include:
  - A Central Green (Dune Gardens) at the north of Central Precinct that will create a new civic public realm extension of the Sydney Terminal building and a new vantage point for Central Sydney
  - A new Central Square which will deliver on the vision for a new public square at Central Station, as one of three major public spaces within Central Sydney connected by a people-friendly spine along George Street
  - Mortuary Station Park at Mortuary Station that will be a key public domain interface between Chippendale and the over-station development. that will draw on the story of Rookwood Cemetery and the Victorian Garden context with the established rail heritage of the Goods Line and the rail lines
  - Henry Deane Plaza which will prioritise the pedestrian experience, improving connectivity and pedestrian legibility within the Western Gateway sub-precinct and provide clear direct links to and from the State heritage listed Central Station and its surrounds
  - Eddy Avenue Plaza – will transform into a high-amenity environment with significant greening and an enhanced interface with the Sydney Terminal building.
- A new network of circulation that will establish a clear layer of legibility and public use of the place. This will include:
  - A 15 - 24 metre wide Central Avenue that is laid out in the spirit of other street layouts within Central Sydney and which responds to the position of the Central clocktower, providing new key landmark views to the clocktower. Central Avenue will be a place for people to dwell and to move through quickly. It brings together the threads of character from the wider city and wraps them
  - Three over-rail connections to enhance access and circulation through Central Precinct, as well as provide pedestrian and bicycle cross connections through the precinct
  - The extension of public access along the Goods Line from Mortuary Station Gardens, offering a new connection to Darling Harbour
  - New vertical transportation locations throughout the precinct allowing for seamless vertical connections.
  - An active recreation system supports health and well-being through its running and cycling loops, fitness stations, distributed play elements, informal sports provision, and additional formal recreation courts.
  - a network of fine grain laneways that are open to the sky

The proposed land allocation for Central Precinct is described in **Table 3** below.

**Table 3 Breakdown of allocation of land within Central Precinct (note: below figures, except for total Central SSP area, excludes WGP)**

Land allocation	Proposed
Open-air rail corridor	sqm 101,755
Developable area	sqm 119,619
Public open space	19,185 sqm / 16% of Developable area
Other publicly accessible open space (Including movement zones, streets and links)	sqm 41,773 / 35% of Developable area
Building area	58,661 sqm / 49% of Developable area
Central SSP total area (incl. WGP)	<b>23.8 ha</b>

The Indicative Reference Master Plan for Central Precinct is illustrated in **Figure 3** below.

**Figure 3 Built form illustrative GFA and land use mix**

Sub-precinct	Total GFA per sub-precinct (sqm)*
Station (terminal building)	15,800
OSD Block A	165,400
A1	66,900
A2	48,900
A3	39,400
A4	4,100
A5	3,000
A6	3,100
OSD Block B	88,900
B1	42,700
B2	37,200
B3	4,000
B4	5,000
OSD Block C	109,700
C1	32,700
C2	28,500
C3	42,800
C4	3,400
C5	2,300
Regent Street Sidings Block D	65,000
D1	33,300
D2	31,700
Prince Alfred Sidings Block E	20,900
Goulburn St Car Park	49,200
<b>Total GFA (excluding Western Gateway)</b>	<b>514,900</b>
Western Gateway	275,000



176 Building numbers key plan



Source: Architectus and Tyrrell Studio

## 7. Population and Demographics Study

### 7.1 Background

The Central Precinct Renewal Program (CPRP) is a large-scale urban renewal program to transform the Central State Significant Precinct (SSP) into a technology and innovation precinct. The program leverages the potential of Central Station as one of Australia's largest and busiest transport hubs and its significant cultural, historic and architectural importance to maximise mixed use development opportunities and enhance the public realm.

As part of revitalising Central Precinct, the southern end of Sydney's CBD will be expanded to include 468,000 sqm of commercial office space as well as education, community, retail and residential provisions. Major transport enhancements are already underway to support local and regional connections for commuters, city workers and visitors.

To complement the development of the SSP study and the Central Precinct masterplan, a clear understanding of the precinct and its surrounding residential profile is needed. This will inform how precinct character and identity may be shaped through land use changes and economic development initiatives.

### 7.2 Purpose

SGS Economics and Planning have been engaged to provide population and demographic profiling of the Central Precinct and its surrounds. This report details:

- the current residential profile of Central Precinct and surrounding areas in the eastern city,
- existing population projections for the area as part of NSW Common Planning Assumptions,
- indicative demographic profiling arising from the proposed masterplan development, and
- proposed next steps as the masterplan developments.

As city shaping programs are typically longer-term developments, it is possible that elements of the Central Precinct masterplan may shift over time to account for dynamic conditions in the urban environment. Therefore, care should be taken to contextualise the population and demographic advice contained in this report.

This report is structured as follows:

- **Chapter 8** summarises the current policy context and study consultation.
- **Chapter 9** summaries existing land use conditions and trends influencing the Central Precinct.
- **Chapter 10** summarises the current demographic profile of the Central Precinct and the surrounding area.

- **Chapter 11** analyses the population and dwelling projections for Central Precinct and the surrounding area.
- **Chapter 12** incorporates assumptions relating to the Central Precinct development to estimate the population and employment profile of the precinct and the surrounding area.
- **Chapter 13** sets out a summary and recommendations.

### 7.3 Study requirements

See Table 1 above.

### 7.4 Study area

Figure 1 shows the elected study area, which extends beyond the Central Precinct to include adjacent precincts. As there is minimal development over the railway station itself, adopting a broader study area for the purposes of profiling population and demographic trends is necessary to understand the regional differentiation in the growth to date of resident and worker trends, as well as the spatial distribution of potential impacts arising from the master plan.

In addition to Central Station Precinct, the following precincts are included in this analysis:

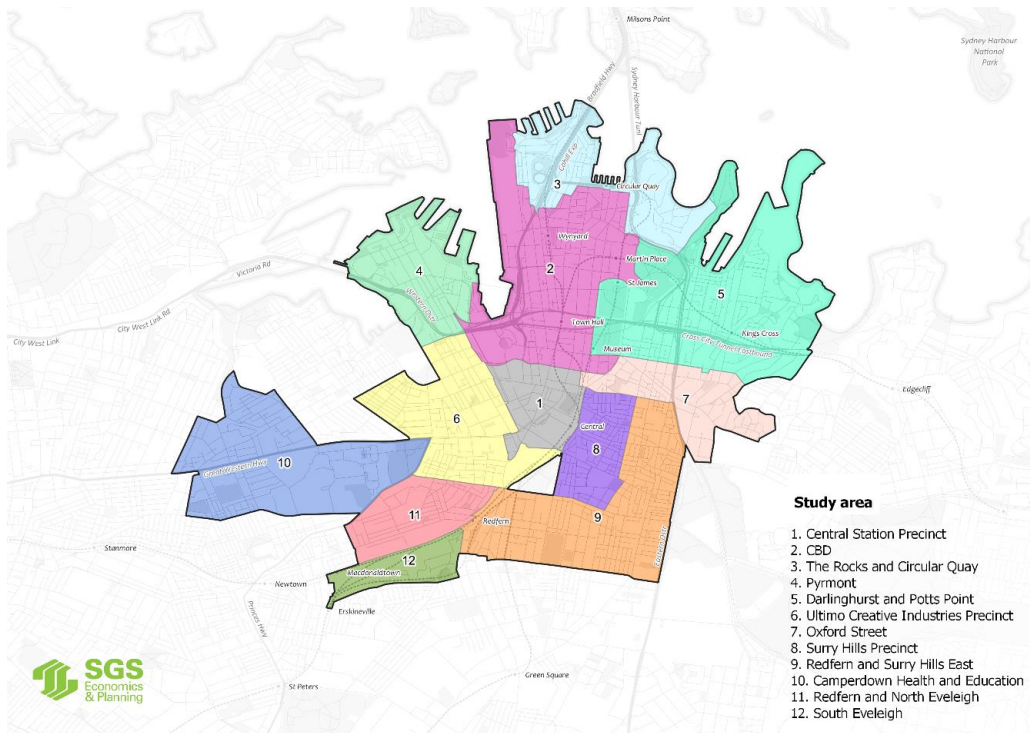
- Sydney CBD
- The Rocks and Circular Quay
- Pyrmont
- Darlinghurst and Potts Point
- Ultimo Creative Industries Precinct
- Oxford Street
- Surry Hills Precinct
- Redfern and Surry Hills East
- Camperdown Health and Education
- Redfern and North Eveleigh
- South Eveleigh

These precincts were selected based on Australian Bureau of Statistics (ABS) Destination Zone (DZN) 2016 boundaries; a spatial unit used to code Place of Work (POWP) data, and incorporate surrounding land uses to enable baseline profiling using ABS Census of Population and Housing data.

The study area has also been defined by Travel Zones (TZ) to enable the spatial breakdown of future projections. However, in some cases, DZN and TZ boundaries do not exactly align, resulting in slight differences in projections when considered at the aggregate level.

To characterise the likely population and demographic impacts of the Central Precinct masterplan, the area has been defined by the travel zones that cover the main development areas for the precinct.

**FIGURE 1: ELECTED STUDY AREA**



Source: SGS 2021 using ABS Destination Zone (DZN) 2016 boundaries

## 7.5 Data sources

The key data sources used in this population and demographic analysis are drawn from a range of sources.

**TABLE 4: INPUTS TO THE CENTRAL PRECINCT POPULATION AND DEMOGRAPHIC ANALYSIS**

Source	Description	Reporting year
ABS Census of Population and Housing	5 yearly, national census of demographic, social and economic information on persons and dwellings.	2011, 2016
City of Sydney Floor Space and Employment Survey	Field audit of businesses, floor space, employment and capacity in the City of Sydney.	2017 <i>(released Dec 2018)</i>
TfNSW Travel Zone Projections (TZP19)	Population, dwelling, workforce and employment projections in 5 year increments from 2016 to 2056.	2019 <i>(released Sep 2020)</i>



Source	Description	Reporting year
Landcom Workspace Ratios – Common Planning Assumptions	Estimates potential FTE job numbers directly enabled through the provision of employment floor space (sqm GFA).	2018

Source: SGS 2021

All were prepared based on pre-COVID assumptions, meaning there may be some uncertainty in projections. However, they remain the most up-to-date basis for reporting on population and demographic trends at a fine grain level. SGS understands the 2022 Floorspace and Employment Survey and 2021 Census data will not be available until mid-2022, while updated DPE population projections are not available until 2022.

There are a variety of ways in which the COVID-19 pandemic can shift socio-demographic assumptions, ranging from its impacts on mortality and natural increase assumptions (key components of population projections) to the macrotrends that shape where and how people interact with places and spaces within a regional context (for example: changing ways of working, reduction in business travel and a return to the local). These and other trends are qualitatively discussed in Chapter 3.

## 8. Policy context

This chapter situates the Central Precinct in the context of macro trends and policy aspirations for the Sydney CBD and Eastern Harbour City economy, highlighting Tech Central's strategic assets as a lever for nurturing competitive advantage in technological innovation.

### 8.1 Tech Central vision

#### 8.1.1 Central Precinct Draft Strategic Vision

The Central Precinct development aims to revitalise southern Central Sydney to create a transport destination that improves connections to surrounding employment, education, health and cultural services and infrastructure. To achieve this, five planning priorities are highlighted: Place and destination, People and community, Mobility and access, Economy and innovation, and Sustainability. The draft strategic vision was released in October 2019, with consultation ongoing throughout 2020.

Central Precinct is expected to deliver:

- A renewed Central Station and transport interchange
- New and enhanced public and community spaces
- New pedestrian connections across the rail line
- New space for the jobs of the future in innovation and technology, and
- New dining, shopping and entertainment options.

Together, these delivery objectives will support employment among a broad population catchment, contribute to the open space needs of current and future populations and offer space for retail, arts and cultural activity to improve local amenity and lifestyle benefits for residents and visitors.

However, the draft strategic vision highlights some of the challenges to realising Central Precinct's potential as destination that leverages its heritage and local character. The ability to accommodate growth pressures associated with increased demand for new employment, education and housing development, as well as the technical complexities of near- or over-station development for an operational railway are relevant to the population and employment considerations that are introduced in Chapter 4 of this report.

The jobs and economic impacts of renewing 24 hectares of government owned land under the masterplan development is explored in the SSP Economic Productivity and Job Creation report. However, current worker trends and the forecasted employment profile in the Central Precinct is discussed in this report (sections 4.2 and 6.5 respectively).

### 8.1.2 Tech Central's future role and function in the Greater Sydney economy

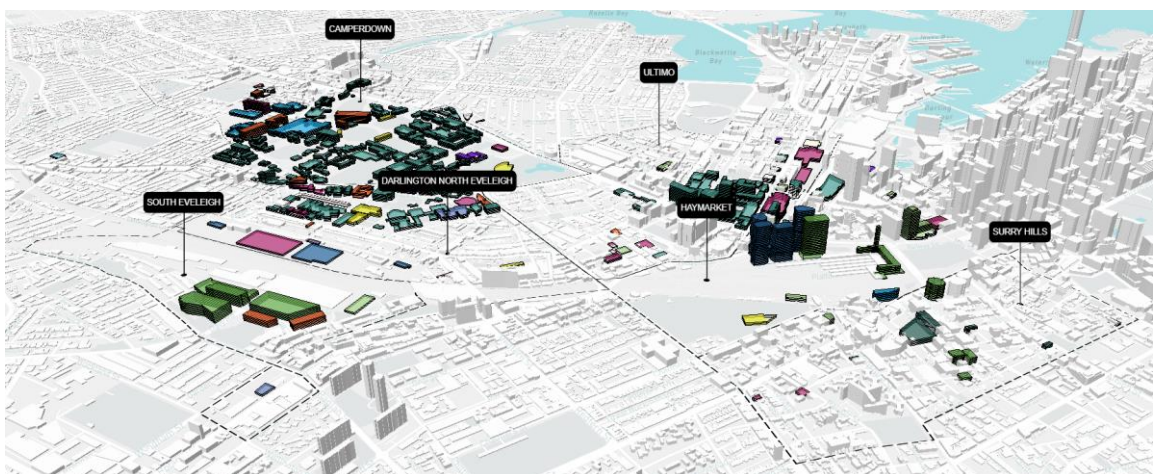
The NSW Government has committed to working with the local community to develop the biggest innovation district of its kind in Australia. Bringing together six neighbourhoods near the Sydney CBD (Haymarket, Ultimo, Surry Hills, Camperdown, Darlington North Eveleigh and South Eveleigh), Tech Central is a thriving innovation ecosystem that includes three world-class universities, a world-leading research hospital, 100 + research institutions, investors and a wide range of tech and innovation companies. The vision for Tech Central is for it to be a place where universities, startups, scaleups, high-tech giants and the community collaborate to solve problems, socialise and spark ideas that change our world. It is also for it to be place where centring First Nations voices, low carbon living, green spaces, places for all people and easy transport and digital connections support resilience, amenity, inclusivity, vitality and growth.

The planned urban renewal of the Central Precinct has been identified as key to achieving the vision for Tech Central.

SGS recently conducted economic analysis across the wider Tech Central Precinct to inform future visions and strategic planning. As part of that work, SGS examined Tech Central's current and potential role and function within the corridor connecting Sydney CBD and Botany-Mascot. This approach recognises Tech Central's connectivity to other concentrations of activity within the broader economic ecosystem, which include the Eastern and Greater Sydney economy. These centres may be geographically dispersed but are nonetheless connected in the ways they foster innovation and improve the ability of industry-led precincts (such as Tech Central) to gain exposure to new markets.

The Central Precinct considered in this study is located within the Haymarket neighbourhood of Tech Central, as illustrated below.

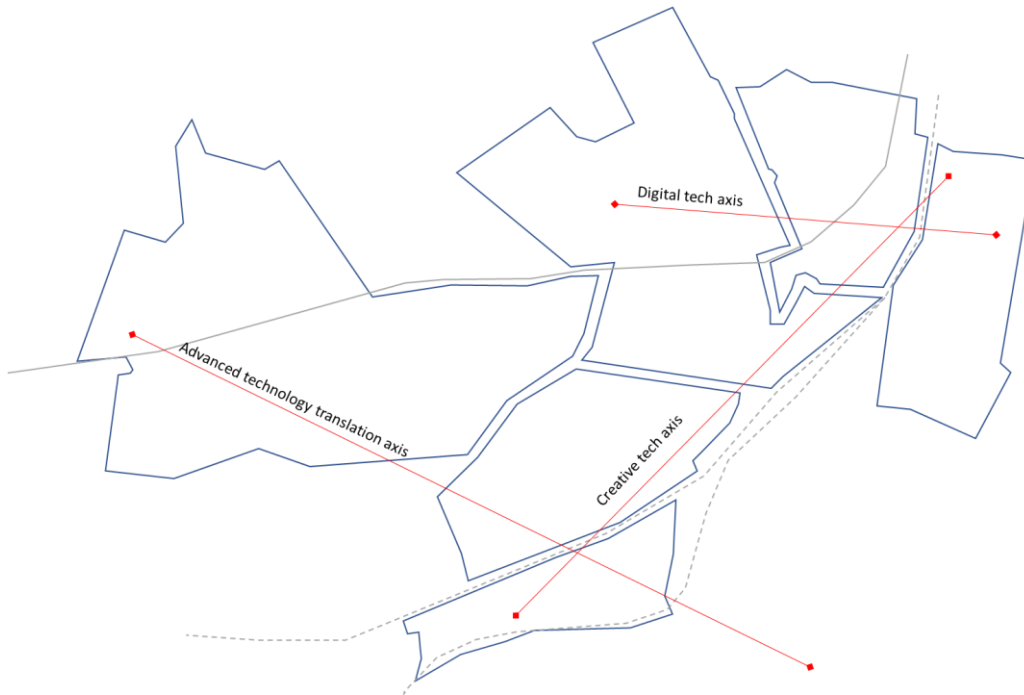
**FIGURE 2: TECH CENTRAL SUB-PRECINCTS**



Source: Tech Central Digital Twin (2021), available at: <https://www.tc.sydney/explore/explore.html>.

In its final report to NSW Treasury (2021), SGS conceptualised three axes of tech opportunity to illustrate how they could co-exist across Tech Central's six sub-precincts (Figure 3). These axes were identified based on industry and floorspace profiling, opportunities identified in strategic planning documents, macro-economic trends and an understanding of the role and function of various anchor institutions and infrastructure that support the spatial vision.

**FIGURE 3: THREE TECH AXES OF TECH CENTRAL**



Source: SGS Economics and Planning 2021.

The key features of each axis are summarised below:

- **Digital Tech Axis.** The Digital Tech Axis is defined by those industries most often associated with technology businesses in the Central Station Sub-Precinct, such as software startups and scaleups. The axis also reflects the educational continuum from UTS and Ultimo TAFE through to the future commercial district around Central Station, as well as the areas of Surry Hills and Chippendale that are already home to many digital technology companies. The sub-precinct will play a critical role in this technology axis, providing the floorspace for businesses to scale and establish. The mid-point along this axis is the Powerhouse Ultimo precinct fronting the Goods Line, which will grow as a centre for innovation in digital and other technologies. The axis also links Central Station to Chinatown, a place of high amenity and vibrancy that should be engaged with as part of the future Central Station and Powerhouse Ultimo developments.
- **Creative Tech Axis.** The Creative Tech Axis connects the diversity of creative industries in and outside of the Central Tech Precinct, bringing together current and potential future opportunities in film and television production, software and gaming and production. Across both the Ultimo and South Eveleigh sub-precincts, ABC, Network 10 and Channel 7, as well as the Powerhouse Ultimo all have an established presence that could be a useful lever for industry attraction and growth. Aspirations for the Powerhouse Ultimo to grow as a centre for creative and cultural activity across a range of sectors create a strong northern anchor centred on the Goods Line. This axis would intersect with the Digital Tech axis drawing in software businesses with a specific focus on post-production, eg. Visual Special Effects, who might in turn be drawn to the Atlassian-anchored Central Precinct or the boutique design studio identity in Surry Hills and Chippendale.

- **Advanced Technology Translation Axis.** The Advanced Technologies Translation axis focuses on the opportunities within med-tech and biotech, advanced manufacturing and computational engineering. Anchored to the west by the proposed Camperdown Bio-tech Hub, the axis seeks to connect the bio-tech precinct with the Cicada incubator to create linkages between bio-tech R&D and the institutes focused on prototyping and scaling. This axis focuses on activities not necessarily aligned with commercial floorplates and districts – rather, those aligned with R&D precincts. While this does not preclude Central Station from playing a role (for instance, the Prince Alfred Sidings may support some of these uses) it is considered more likely that these uses will be drawn to existing concentrations of research activity, such as Camperdown, South Eveleigh and Randwick.

## 8.2 Strategic and policy context

### 8.2.1 City of Sydney Local Housing Strategy

Housing provision plays a key role in facilitating growth and change in urban environments. This strategy outlines a roadmap for housing delivery, design and development to 2036 to meet housing related priorities in the Eastern City District Plan. The strategy responds to the City of Sydney's deepening affordability issues, which are particularly acute in the inner city, and encourages more social and affordable housing to improve Sydney's liveability and its ability to attract people, business, visitors and investment.

The strategy sets targets for private, affordable, social and non-private dwellings over the 0-5 year (2016-2021), 6-10 year (2022-2026) and 11-20 year (2027-2036) time horizons, with the aim of balancing housing provision with capacity and economic considerations. Note that these targets were based on pre-pandemic assumptions, and it is possible that preferences for high density inner city living and other assumptions may have since changed due to increased flexibility in working arrangements.

Seven priorities shape the City of Sydney's strategic housing directions, which address equity (e.g. increasing the diversity and number of homes available for lower-income households), delivery sequencing (e.g. coordinating housing growth with the delivery of infrastructure) and spatial considerations (e.g. facilitating more homes in the right locations). The strategy concludes with a high-level program for implementing and monitoring the priorities and actions.

### 8.2.2 Sydney Development Control Plan 2012: section 3.15 Late Night Trading Management

This provision guides the management of late-night trading impacts in the City of Sydney and outlines the permissible hours of operation for different business categories based on their location and surrounding land use. Its intention is to encourage a mix of night-time uses with broad community appeal, recognising the valuable contributions of a vibrant night-time economy to the local commercial, cultural and social fabric, while minimising noise and other impacts to the amenity of residential or other sensitive land uses.

### 8.2.3 NSW Economic Blueprint 2040

The NSW Economic Blueprint sets out the aspirations for the State's economy beyond 2040. The aspirations include having the nation's first trillion-dollar economy; healthy, productive people; liveable and connected cities; productive, vibrant regions; innovative and world class business; a sustainable environment with reliable and affordable energy, and enhanced performance of government.

As part of the economic blueprint, NSW Treasury was also able to identify 'industries of the future'. They include: finance and fintech, mining, education, tourism and major events, arts, culture and creative services, digital and cyber security, MedTech, health and biomedical services, waste management and the circular economy, advanced manufacturing, AgTech and food production, and aerospace and defence.

### 8.2.4 Global NSW Strategy (2019)

Global NSW complements the NSW Economic Blueprint 2040 and is the NSW Government's approach to international trade, investment and economic development. It is a government-wide plan to competitively position NSW in international markets by capitalising on the global economic and political landscape.

Key levers in the plan include building an export culture amongst domestic businesses to support a global presence and establishing Lighthouse Precincts to attract international investment in priority sectors. The Sydney Innovation and Technology Precinct is one example of a Lighthouse Precinct, demonstrating the attributes of scale and ambition in multidisciplinary job creation, diversity of human capital, and innovation and knowledge exchange that is facilitated by universities and other educational institutions. In practice, the Global NSW approach will leverage a hub-and-spoke model to expand the international network, with Senior Commissioners to locate in key hub cities: New York, London, Mumbai, Singapore, Shanghai and Tokyo.

### 8.2.5 Summary of strategic and policy context

A description of the priorities and key moves that may shape Central Precinct's population is tabled below.

**Table 4: Summary of strategic and policy context**

	NSW Economic Blueprint 2040	10 Year Blueprint 'Connecting to the future'	Housing for All: City of Sydney Local Housing Strategy	Sydney DCP 2012 Section 3.15 Late Night Trading Management
	<i>NSW Treasury</i>	<i>TfNSW</i>	<i>CoS</i>	<i>CoS</i>
<b>Vision and aspirations</b>	<ul style="list-style-type: none"> <li>The nation's first trillion-dollar economy</li> <li>Healthy, productive people</li> <li>Vibrant and well-connected major urban centres</li> <li>Productive, vibrant regions</li> <li>Government that encourages innovation</li> </ul>	<ul style="list-style-type: none"> <li>Connecting customers' whole lives</li> <li>Successful places</li> <li>Strong economy and quality of life</li> <li>Thriving people doing meaningful work</li> </ul>	<ul style="list-style-type: none"> <li>The City's vision for housing is guided by Sustainable Sydney 2030, which sets a vision for the LGA to become a green, global and connected city.</li> <li>Housing targets for private, affordable, social and non-private dwellings to 2036 are outlined.</li> </ul>	To encourage a mix of night-time uses with broad community appeal, recognising the valuable contributions of a vibrant night-time economy to the local commercial, cultural and social fabric, while minimising noise and other impacts to residential amenity or other sensitive land uses.
<b>Strategic alignment means the Central Precinct renewal...</b>	Acknowledges future of work trends, where digital technology reduces travel times and the need for new infrastructure investments, as well as the physical space needed for such investment	Offers communities places to interact, not just interchange	<p>Helps:</p> <ul style="list-style-type: none"> <li>Facilitate more homes in the right locations,</li> <li>Coordinate housing growth and infrastructure</li> <li>Increase diversity and choice in housing,</li> <li>Increase the diversity and number of homes available for lower-income households,</li> <li>Increase the amount of social and supported housing,</li> <li>Improve NSW Government controlled site outcomes,</li> <li>Increase liveability, sustainability and accessibility through high-quality residential design.</li> </ul>	Provides a mix of land uses to meet both demand and the need to create a sense of place to attract and make people live, work, and play in a 24 hour vibrant economy.

## 8.3 Consultation

SGS consulted with DPE’s demographics team, the City of Sydney and the Greater Cities Commission to gather baseline assumptions (Table 4) and to understand their applicability to the 2021 environment (and beyond).

**TABLE 5: MODELLING ASSUMPTIONS AND KEY DATA SOURCES**

Assumption	DPE	CoS	GCC
Population and demographic	More families living in apartments compared to pre-pandemic.	Assume household size in and around Central Precinct is 2 persons per household.	SGS consulted with the GCC on 17 December 2021. However, specific floorspace ratios and population assumptions were not discussed.
Employment and floorspace	Floorspace utilisation around 65-80%	Within CBD, office jobs to floorspace ratios 20-30 sqm depending on physical distancing requirements.  Outside CBD: 30-50 sqm.	
Key data	DPE population projections; Travel Zone Projections; Landcom Common Planning Assumptions	CoS advice.	

Source: SGS 2021.

### 8.3.1 Department of Planning and Environment (DPE)

SGS met with DPE in September 2021 to discuss population, employment and floorspace assumptions, and forthcoming data releases. The discussion highlighted:

- Uncertainty around migration assumptions – While borders are now open, the ongoing impacts of the COVID-19 pandemic on travel behaviours and disruptions is still uncertain,
- A changing age profile in inner-city areas – While the average age in the inner city was decreasing prior to the COVID-19 pandemic, this trend appears to be reversing in 2020 and 2021 due to fluctuating migration conditions. Dwelling preferences may also have changed across age groups,
- Potential impacts to CBD floorspace utilisation – Relevant considerations include migration, flexible working arrangements, and social distancing policies that vary between organisations. For these reasons, floorspace utilisation for the employment analysis was estimated between 65-80 %.



### 8.3.2 City of Sydney (CoS)

SGS met with CoS in October 2021. The discussion highlighted that:

- The next Floorspace and Employment Survey (FES) would be undertaken in May 2022. Preliminary estimates place office capacity at around 70 per cent,
- In 2020, vacancy rates for commercial office space in Sydney CBD increased by 8 per cent (Statista, 2021),
- Within Sydney CBD, the office jobs to floorspace ratio is expected to increase from 20 to 30 sqm per job due to social distancing, but may trend back downwards in the long term,
- Outside of the CBD area, the commercial office ratio may range from 30 to 50 sqm. Retail ratios are expected to remain relatively stable.

### 8.3.3 Greater Cities Commission (GCC)

SGS met with GCC in December 2021. The discussion focused on the strategic nature of the wider Tech Central project and process, the role of business attraction in Tech Central, and the expectations around future business needs and views on certain assumptions made in the modelling for this project.

The key points raised were:

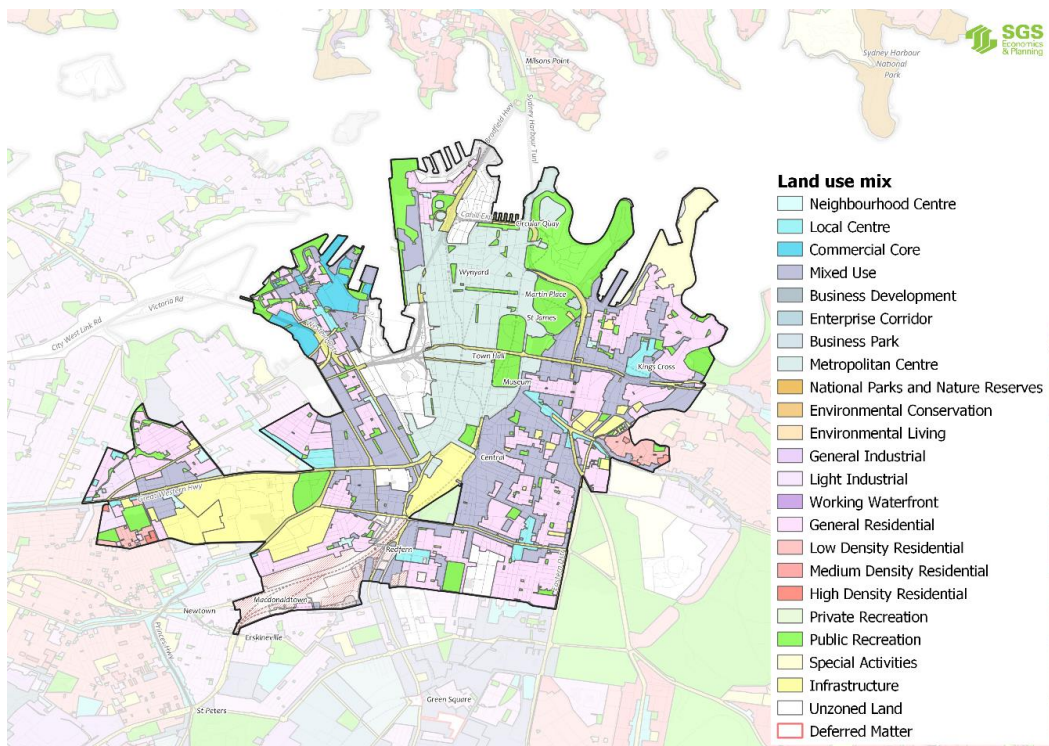
- The impact that COVID will have on work and business operation is still partly unknown. Nearly two years into the pandemic, we are only now beginning to see the emergence of structural change.
- Places that focus on tech and innovation require a diversity of places for meeting and collaboration. Venues for medium-sized events that support the businesses and industries locating in Tech Central should be considered to aid this.
- There is still a question as to what role Central Station plays in high-technology sectors compared to other parts of the city, such as the Aerotropolis and surrounding employment precincts in the Eastern City.
- Sydney is already seeing the emergence of 'unicorn' businesses (those with a market capitalisation value of over \$1b). Rokt and Safety Culture were both highlighted as strong, Sydney based tech businesses that are growing strongly.
- Canva was cited as a Sydney-born business that is now global. It currently has around 2,400 employees globally, of which around 50 per cent are Sydney-based. The style of Canva's office premises was also mentioned; it has grown incrementally to accommodate various offices along Kippax Street, and reportedly values this more than having a self-contained office campus.
- Education should be integrated into planning for Tech Central so that there is a pipeline of local talent to service new tech jobs.

## 9. Existing conditions and future trends

### 9.1 Current land use mix

Land use in the Central Precinct and surrounding area is mixed, characterised by commercial, retail, entertainment and educational uses. Most of the study area comprises Mixed Use, General Residential and Metropolitan Centre zoning (Figure 5).

FIGURE 5: LAND ZONING



Source: Land Zoning EPI Layer (2020)

### 9.2 Accessibility and economic connectivity

The Central Precinct is strategically located to benefit from intercity, suburban and regional rail connections. It is also serviced by light rail connections to the Inner West and the North West, as well as an extensive bus network. There is some evidence that public transport connectivity and road investments can generate the positive agglomeration benefits that arise when workers, firms and specialisations cluster spatially. Firms and workers are incentivised to co-locate or increase their proximity to activity centres to drive cost competitiveness by reducing the tangible and intangible costs of goods, labour and ideas exchange (Glaeser, 2010), therefore generating productivity benefits.

The benefits of agglomeration manifest via the three mechanisms of sharing, matching and learning (Bolter and Robey, 2020):

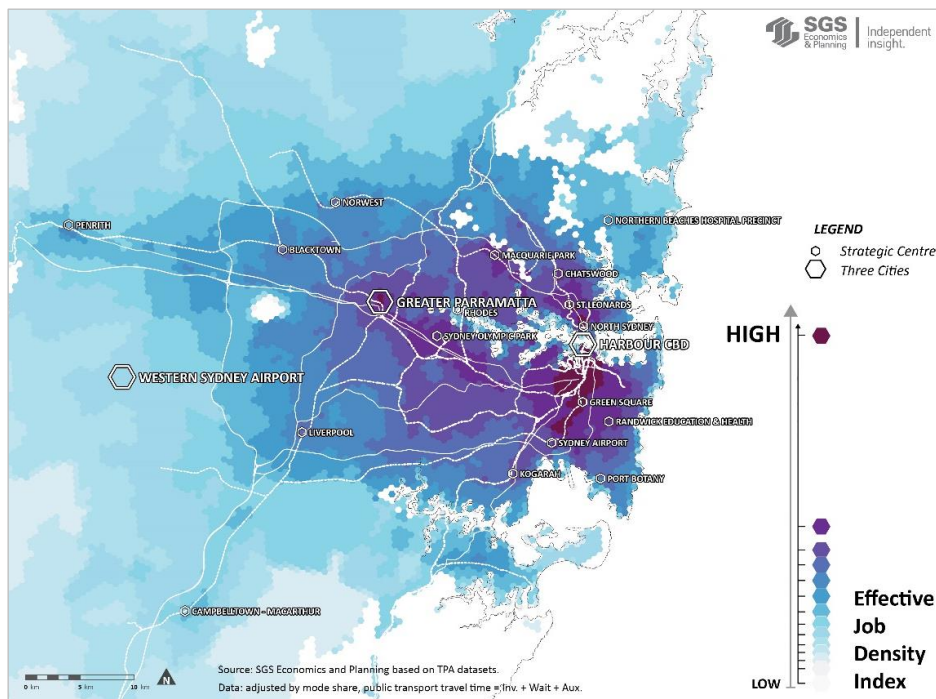
**TABLE 5: MECHANISMS OF AGGLOMERATION BENEFITS**

Mechanism	Application to Tech Central
Sharing of infrastructure to promote utilisation and hence the self-sustaining nature of capital investments	In agglomeration economies, businesses benefit from a higher concentration of amenity at relatively lower costs. They also have easier access to their supply chains and customers if they are more accessible.
Matching labour pools to employment opportunity, although this is more pronounced in urban agglomerations than regions with unskilled labour and/or low density of human capital	Places which are centrally located on transport networks (for example, parts of Tech Central are next to Central Station) have excellent access to labour markets, allowing businesses to closely match the skills of their employees to business needs.
Learning and knowledge spillovers, which can lead to faster rates of innovation	Professional and knowledge-based businesses tend to cluster in central areas like CBDs, allowing people from different organisations to easily meet, learn from each other and conduct business.  On a smaller scale, innovation precincts can facilitate knowledge spillovers, whereby casual and professional interactions can generate valuable transfers of skills and business relationships. This factor is particularly relevant for innovative and high-technology sectors, and many innovation and precinct strategies seek to exploit this factor.

Source: SGS 2021; Bolter and Robey 2020.

SGS has developed the Effective Job Density (EJD) index as a spatial measure of the agglomeration phenomenon. The EJD measures the relative concentration of employment across a region, and in Figure 6 highlights the connectivity of the Central Precinct (and the study area more generally) to not only the CBD and CBD fringe areas, but also to regional centres of employment density and labour.

**FIGURE 6: ECONOMIC ACCESSIBILITY ACROSS GREATER SYDNEY**



Source: SGS Economics and Planning, 2021

### 9.3 Amenity

Existing amenity in Central Precinct is relatively poor. Based on its current form and function, it is a place of transit for commuters, city workers and visitors, rather than a destination. Much of the physical site is dedicated to rail operations, with limited food, beverage and open space around the existing Western Gateway. Central Precinct is presently a gateway to the surrounding precincts of Surry Hills, Chippendale and Chinatown, which all have established dining and drinking identities with authentic and well-scaled urban forms. The Oxford Street revitalisation is also underway, which aims to unlock new creative and cultural space for the region.

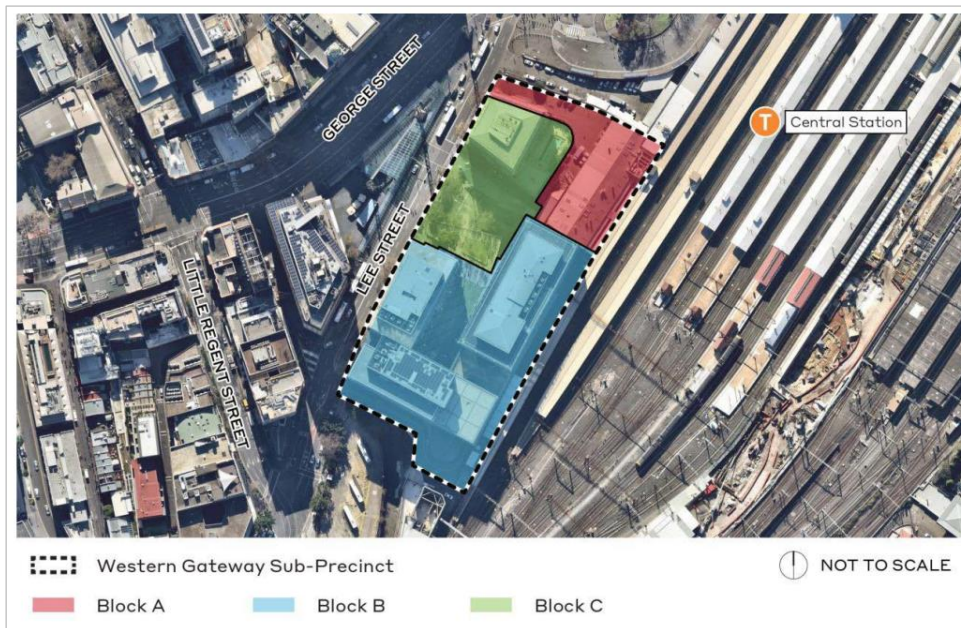
The night-time economy within Central Precinct and its immediate surrounds is less established compared to the offerings in Circular Quay, Darling Harbour and Barangaroo, which contain a diversity of restaurants as well as waterfront amenity. The nearby Sydney Harbour Bridge and the Sydney Opera House further add to the pull factor of these locations. However, the Central Precinct's heritage significance is a potential lever for developing a tourism presence within the broader landscape.

### 9.4 Existing development capacity

Central Precinct is currently comprised of B8 Metropolitan Centre and SP2 Infrastructure zoning with the B8 zoning confirmed as part of the Western Gateway rezoning completed in October 2021.

The Western Gateway comprises three blocks, with Blocks A and B rezoned in August 2020 (DPE, 2020). Under the rezoning, the total gross floor area allowed is 225,00 sqm, which will enable the delivery of Atlassian's new global headquarters and a significant redevelopment proposal from Dexu and Frasers. Block C was rezoned in October 2021 to enable development above and adjacent to the Parcel Post building (the Adina Hotel) and provide capacity of 43,000 sqm of floorspace.

**FIGURE 7: AERIAL PHOTOGRAPH OF THE WESTERN GATEWAY PRECINCT**



Source: DPE, 2020. Western Gateway Rezoning Finalisation Report: Central Sydney State Significant Precinct.

## 9.5 Drivers of socio-economic change

### 9.5.1 Transition to a services economy

There is a well-documented shift in the Australian economy from traditional manufacturing and agricultural sectors towards knowledge-intensive industries. This shift is seen across Greater Sydney, and is particularly pronounced in CBD areas, where professional services, finance and related industries represent a significant proportion of jobs and economic output.

In 2015-16, service industries accounted for around 60 per cent of Australia's total Gross Domestic Product, with the Financial and Insurance Services sector the largest contributor in terms of monetary value. Professional, Scientific and Technical services also contribute significantly to GDP, accounting for a high level of productivity that is generally concentrated in CBDs. The growth of these sectors is partly attributable to the breadth of industry linkages, both upstream and downstream, that are shaping demand for professional, scientific and technical inputs at different stages of the supply chain.

Knowledge intensive businesses have traditionally valued central locations for their high levels of amenity. Further economic transition may continue to favour locating in high-amenity places, recognising the agglomeration benefits discussed in section 3.2. At the same time, the hybridisation of the post-pandemic workplace, discussed below, appears to have accelerated the delocalisation of economic value creation, a phenomenon enabled by the digital era that engendered new spatial dynamics of the city (Castells, 2010).

### 9.5.2 Changing ways of working

The lockdowns of 2020 and 2021 illustrated that some industries were better equipped to pivot working from home arrangements. Almost overnight, workforce decentralisation in professional, scientific and technical services saw workers' homes become a primary site of economic productivity. As a consequence, this quickly displaced demand for many retail and commercial offerings in Sydney CBD, as people sought out local alternatives to their 'third spaces', i.e. cafes, parks, public libraries. Changing ways of working have also redistributed housing preferences between metropolitan and regional areas, at least in the short term, due to the strengthened appeal of outer suburban and regional living for their larger properties to accommodate home offices and leisure space.

Although CBDs' commercial, recreational and cultural spaces were disproportionately impacted by the lockdowns, there are opportunities to reinvent the role and function of CBD floorspaces. Commercial tenants who have embraced the flexible working model are adapting floorspaces to the types of activities that are more difficult to conduct from home and/or using virtual tools.

With more people working from home part of the time, the balance of office utilisation will depend on factors such as the day of the week, organisational policy and the tailored configuration of office space. The rising popularity of sub-leasing arrangements as major tenants seek to reduce their office footprint is already in motion, setting the stage for a new wave of innovation where entrepreneurs who were previously priced out of CBD locations seize the opportunity to participate in the innovation ecosystem (PwC, 2021).

### 9.5.3 Future population trends

The disruptions of the COVID-19 pandemic undoubtedly impacted key assumptions relating to population forecasts. While projection methodologies can differ in the range of assumptions that they used, migration is a key input that was severely impacted in over the last two years. Net Overseas Migration (NOM) makes up a significant proportion of population growth in Greater Sydney. In the 2019/20 financial year, NOM contributed 88 per cent (50,000 people) to Greater Sydney's net additional population increase (ABS, 2020). This was a decline from FY 2018/19's net increase of approximately 72,000 new migrants settling in Greater Sydney from overseas (ABS, 2021) and is largely attributable to international borders closures.

It is noted that updated 2021 Census data is not yet available and that further work is being undertaken by DPE to update future population and housing projections to reflect post-COVID assumptions. The 2021-22 New South Wales Intergenerational Report (IGR) provides an updated view of the future population of NSW incorporating some impacts from the COVID-19 pandemic: short-term migration losses and declining fertility rates, which were offset by an expected increase in life expectancy from current levels, resulting in a lower overall population than pre-pandemic forecasts and a significantly older age profile in future years (NSW Intergenerational Report, 2021).

The Centre for Population released its latest Population Statement in December 2021, which provides population projections for each state and capital city, and which reflect point-in-time assumptions around the timing of border re-openings and the return of overseas migration. A

return to positive net overseas migration in Greater Sydney is not expected until the 2023 financial year, though it is expected to recover by the end of the 2020s (Centre for Population, 2021).

At a localised level, there were spatial patterns in the impact of social and economic disruptions. For example, areas close to employment centres and those containing higher proportions of professional and technical services employees were more likely to experience a slower return to work compared to hubs with larger concentrations of essential workers.

Migration patterns may also be a demand-side risk for CBD and employment centre occupancy, as many visa holders returned to their countries of citizenship due to ineligibility for government support at a personal level. There is lingering uncertainty about the return of overseas migration, and whether it would offset the rise in local populations leaving Greater Sydney for regional living. Nonetheless, residential demand for locations with high amenity and activity may increase in the post-lockdown environment, thereby attracting more residents and visitors. Central Precinct and its surrounding area contain connections to key cultural and entertainment precincts located nearby as well as a connection to health services, particularly for older people.

Universities and language institutions, who traditionally attracted high numbers of international students and/or researchers in major centres, may also play a role in shaping population and demographic trends in the study area. In November 2021, approximately half of all primary student visa holders for Higher Education were outside of Australia, with plans underway to allow international students to return (Department of Education, Skills and Employment, 2021). However, institutions may face challenges in re-capturing the share of the enrolment and researcher pipeline that sought out alternative markets following Australia's protracted border closures. In the short-term, there are likely impacts on population and housing trends, since international students represented a significant proportion of inner-city residents and were a key driver of the inner-city rental market.

Chapter 5 discusses the current Common Planning Assumptions for future population and employment growth in Greater Sydney, which were developed based on pre-COVID assumptions.

#### 9.5.4 Property market trends

Housing affordability is becoming an increasing issue across Greater Sydney. The November 2021 Housing Market Update report from CoreLogic indicated that in the year to October 2021, median house prices had increased by 25.2 per cent, with average rental values increasing by 8.3 per cent over the same period. The breakdown by dwelling structure shows that price rises for houses have been much more significant than apartments (13.6 per cent annual increase). Apartments represent a dominant dwelling structure in and around the Central Precinct.

The Reserve Bank of Australia is continuing to keep interest rates at historically low levels, while also flagging that the cash rate may not increase until 2024. This may further exacerbate housing affordability challenges as the cohort of buyers who retained employment and financial stability during the pandemic take advantage of record low mortgage rates.

The significant increases in median house prices are making housing very unaffordable for a large proportion of the population. Given the substantial difference in house price increases to unit prices, this suggests that buying a unit rather than a house may become the more attractive option for young families looking to enter the property market. This could therefore change the future household composition of future inner-city apartments, including those to be provided in and around the Central Precinct.

During the pandemic, pressures in the Sydney CBD rental market temporarily eased as properties became more affordable, relative to pre-pandemic times. This also coincided with supply side increases as large volumes of inner-city apartments completed (RBA, 2020). Mirroring the trend observed in the commercial office market, some households who were less affected by the economic downturn took the opportunity to relocate into traditionally 'out of reach' areas.

There is also evidence that a proportion of short-term rentals (which tend to concentrate in the inner-city, was either re-listed as long-term rental accommodation, or delisted altogether (RBA, 2020). Tailoring this mix to suit the future rental needs of residents and visitors in the study area should be considered, complementing the significant need for social and affordable housing across the City of Sydney Local Government Area that could potentially be provided around Central Precinct (CoS Local Housing Strategy, 2020).

In the commercial market, Sydney has recently entered the top five preferred destinations in the Asia Pacific for cross-border commercial real estate investment (CBRE, 2022). Any changes to the industry landscape and associated changes in employment opportunity may shape the local and regional population in terms of level of educational attainment, qualification and/or occupational mix.

As noted above, there is still uncertainty about the return of overseas migration and what a 'normal' working environment will look like. Therefore, estimating the demand for future inner city rental apartments is challenging at this time.



## 10. Demographic context

This chapter details the social, economic and demographic profile of the elected study area's resident population and workers, and highlights how these trends have changed between 2011-16.

### 10.1 Resident trends

This section profiles a range of demographic dimensions for the estimated resident population within the Central Station Precinct and surrounding precincts (collectively the elected study area at section 1.3). This wider precinct was adopted for the purposes of demographic analysis as there is currently negligible population within the masterplan area.

Further, tables in this section have been conditionally formatted to show the distribution of change between 2011-16 across the precincts in the elected study area.

#### 10.1.1 Total residents

Table 7 demonstrates the residential population growth for all twelve precincts within the study area.

The Ultimo Creative Industries Precinct had the largest population increase from 2011 to 2016, as well as the largest average annual growth rate at 10 per cent. The population of the Camperdown Health and Education Precinct and the Central Station Precinct were also fast-growing, with average annual growth rates of 9 per cent and 8 per cent respectively. All other precincts within the study area had rates of growth below 5 per cent.

**TABLE 7: TOTAL RESIDENTS, 2011-16**

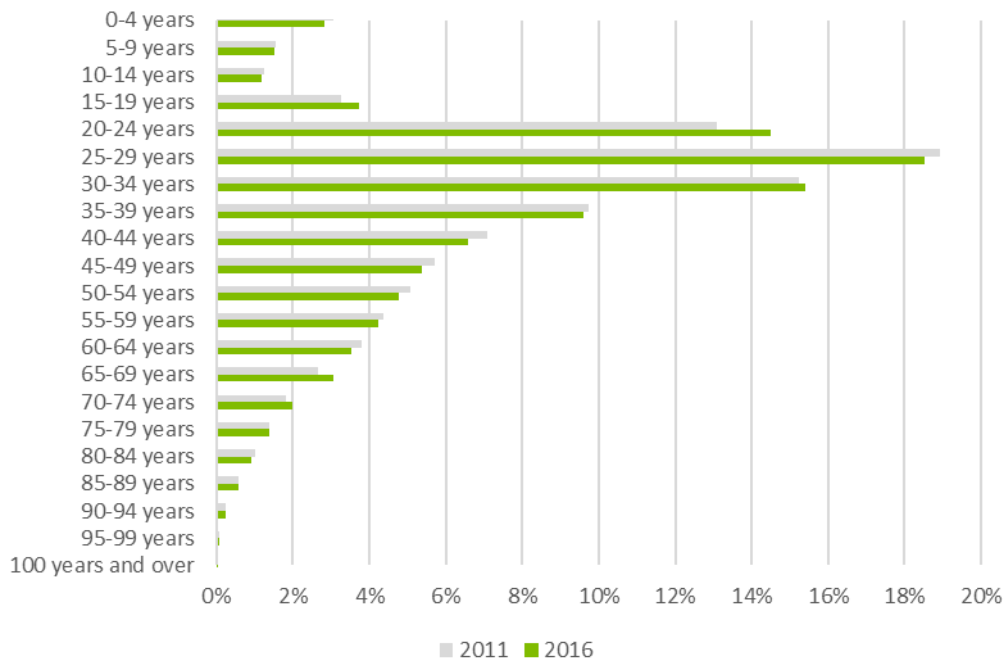
Precincts	2011	2016	Change 2011 to 2016	Annual Average Growth Rate
Camperdown Health and Education	8,984	13,227	4,243	9%
CBD	15,098	18,099	3,001	4%
Central Station Precinct	5,561	7,735	2,174	8%
Darlinghurst and Potts Point	24,524	28,588	4,064	3%
Oxford Street	8,026	8,865	839	2%
Redfern and North Eveleigh	11,981	13,218	1,237	2%
Pymont	3,384	3,996	612	4%
Redfern and Surry Hills East	18,027	19,742	1,715	2%
South Eveleigh	471	495	24	1%
Surry Hills Precinct	6,628	7,205	578	2%
The Rocks and Circular Quay	1,917	1,496	-421	-4%
Ultimo Creative Industries Precinct	12,705	18,906	6,201	10%
<b>Total</b>	<b>117,306</b>	<b>141,573</b>	<b>24,266</b>	<b>4%</b>

Source: ABS Census TableBuilder 2011, 2016

### 10.1.2 Population by age

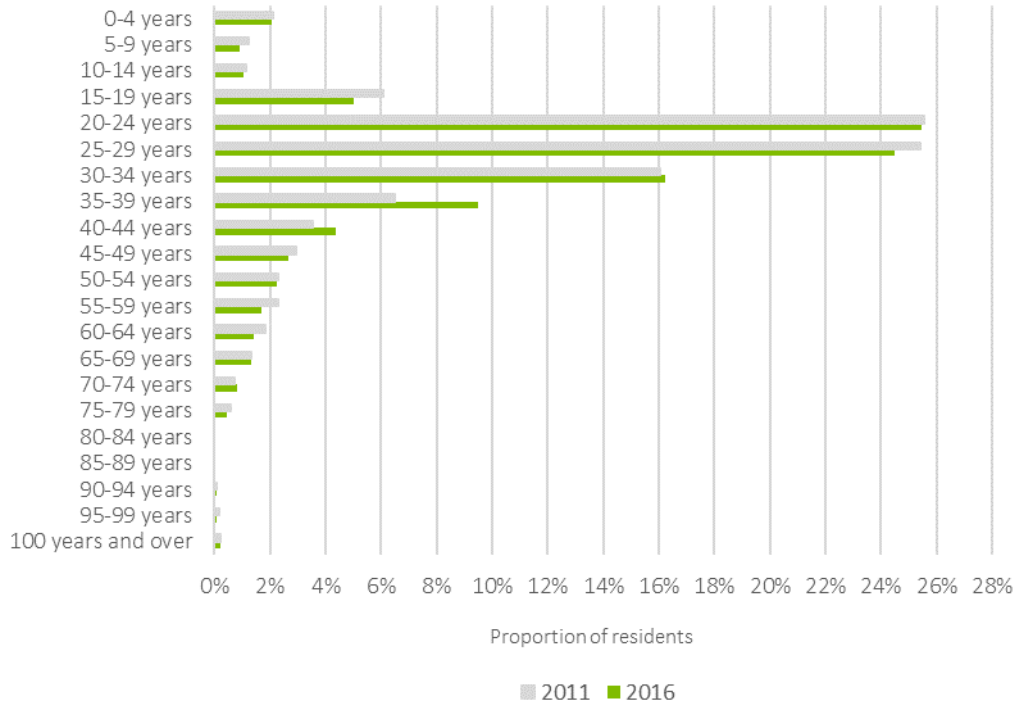
Figure 8 and Figure 9 show the age distribution of residents within the Central Station Precinct and the study area. Both areas have a young population with the highest proportion of residents aged between 20 to 39 years. The Central Station Precinct population skews significantly to the 20-24 years age bracket, representing over 25 per cent of the population at the 2016 census.

**FIGURE 8: AGE OF RESIDENTS – STUDY AREA**



Source: ABS Census TableBuilder 2011, 2016

**FIGURE 9 AGE OF RESIDENTS – CENTRAL STATION PRECINCT**



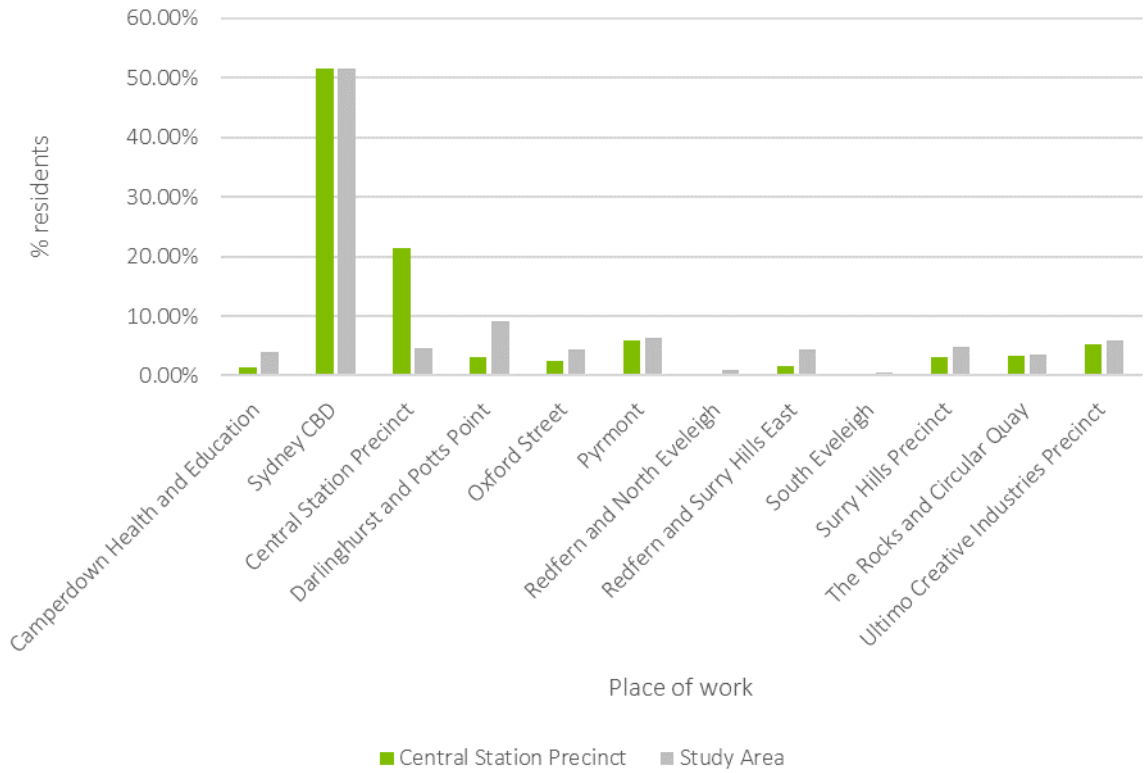
Source: ABS Census TableBuilder 2011, 2016

### 10.1.3 Place of work

Figure 10 suggests that Central Station Precinct residents were most likely to have local employment in the Sydney CBD, as more than 50 per cent the CBD as their place of work in 2016. This trend is also true for the elected study area’s residents, where over 50 per cent of them worked in the Sydney CBD.

Residents of the Central Station Precinct were moderately likely to work in the same area (20 per cent also cited Central Station Precinct as their place of work). However, residents of the elected study area were more spread out in their places of work, with higher shares of residents working in Darlinghurst and Potts Point, Oxford Street, Pyrmont and the Ultimo Creative Industries Precinct (Figure 10).

**FIGURE 10: RESIDENTS' PLACE OF WORK, 2016**



Source: ABS Census TableBuilder, 2016

Changes in the number of people who live and work within the elected study area are shown in Table 8. Between 2011 and 2016, there were an additional 10,000 study area residents who listed their place of employment to Sydney CBD. The South Eveleigh precinct was the fastest growing place (precinct) of work for local residents, however, note that its 2011 baseline was lowest across all precincts.

Compared to 2011, an additional 1,021 study area residents cited the Central Station Precinct as their place of work in 2016.

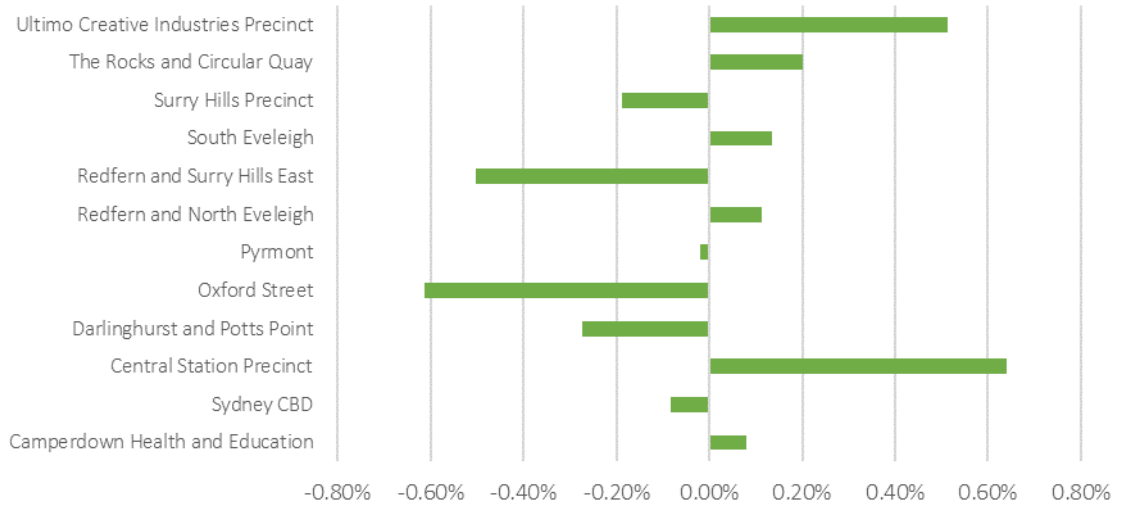
**TABLE 8: PLACE OF WORK OF STUDY AREA RESIDENTS, 2011-16**

Place (precinct) of work	2011	2016	Change 2011 to 2016	Average Annual Growth Rate
Camperdown Health and Education	1,569	2,251	682	9%
Sydney CBD	22,227	32,226	9,999	9%
Central Station Precinct	1,672	2,693	1,021	12%
Darlinghurst and Potts Point	3,909	5,303	1,395	7%
Oxford Street	2,156	2,639	483	4%
Redfern and North Eveleigh	392	594	202	10%
Pymont	2,602	3,619	1,017	8%
Redfern and Surry Hills East	2,087	2,606	519	5%
South Eveleigh	215	377	162	15%
Surry Hills Precinct	2,184	3,116	932	9%
The Rocks and Circular Quay	1,391	2,122	731	11%
Ultimo Creative Industries Precinct	2,315	3,559	1,244	11%

Source: ABS Census TableBuilder 2011, 2016

Between 2011 and 2016, the Central Station Precinct experienced the largest increase in residents whose place of work was also the Central Station Precinct (Figure 11). This suggests a revealed preference for Central Station Precinct as a place to both live and work. Conversely, fewer Central Station Precinct residents worked in Oxford Street, Redfern and Surry Hills East, and Darlinghurst and Potts Point in 2016 compared to 2011.

**FIGURE 11: PLACE OF WORK, CENTRAL STATION PRECINCT RESIDENTS, % CHANGE 2011-16**



Source: ABS Census TableBuilder 2011, 2016

#### 10.1.4 Personal income

The average weekly income of Central Station Precinct residents is lower than the average of study area residents (Figure 12). In comparison, there is a higher proportion of study area residents represented among the higher income brackets. A significantly higher proportion of Central Station Precinct residents reported nil income, or income up to \$799 per week. It is possible that this reflects the student population, some of whom may be on a student visa with capped working hours.

**FIGURE 12: PERSONAL INCOME (WEEKLY), 2016**



Source: ABS Census TableBuilder, 2016

### 10.1.5 Household composition

Table 9 shows household composition cross both the Central Station Precinct and the study area. In 2011 and 2016, non-family households were the most common type, followed by one family households. The fastest growth between 2011-16 was seen in the multiple family household type, noting this was still the rarest composition in both years.<sup>1</sup>

<sup>1</sup> Categories are based on HHCD Household Composition from the 2016 ABS Census classifications and indicate whether or not a family is present on Census night and the number of families present. 'Non-family' refers to either a lone person household (i.e. a private dwelling with only one person aged 15 years or older) or a group household consisting of two or more unrelated people where all persons are aged 15 years and over. In group households, there are no reported couple relationships, parent-child relationships or other blood relationships (ABS, 2016). 'Non-classifiable' refers to visitor only households, or other not classified under the aforementioned categories.



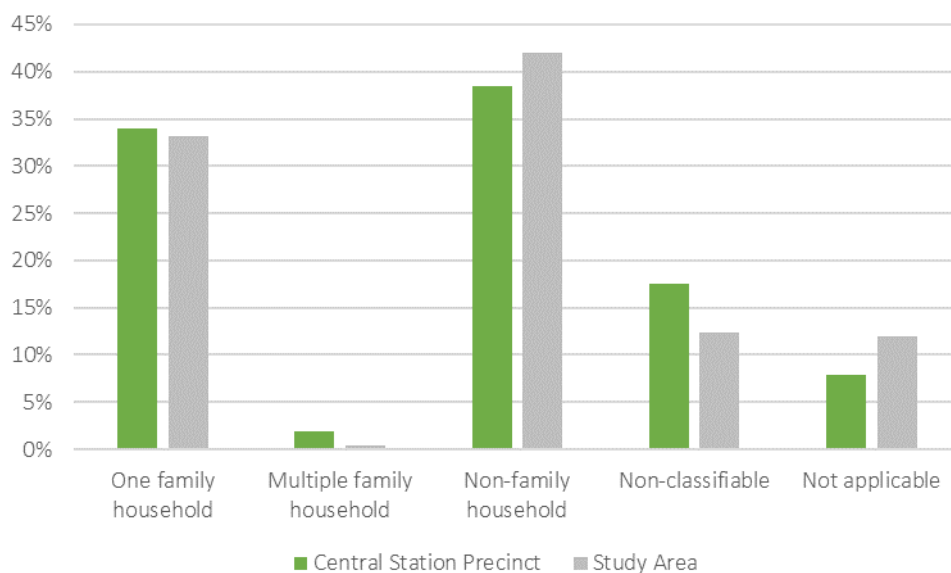
**TABLE 9: HOUSEHOLD COMPOSITION, 2011-16**

Household Composition	Central Station Precinct				Study Area			
	2011	2016	Change 2011 to 2016	Average Annual Growth Rate	2011	2016	Change 2011 to 2016	Average Annual Growth Rate
One family household	767	925	159	4%	21,763	25,207	3,444	3%
Multiple family household	26	53	27	21%	249	328	79	6%
Non-family household	893	1,050	157	4%	28,543	31,890	3,346	2%
Non-classifiable	443	478	34	2%	9,499	9,436	-63	0%
Not applicable	263	216	-47	-4%	7,652	9,068	1,416	4%
<b>Total</b>	<b>2,392</b>	<b>2,722</b>	<b>330</b>	<b>3%</b>	<b>67,706</b>	<b>75,929</b>	<b>8,223</b>	<b>2%</b>

Source: ABS Census TableBuilder 2011, 2016

The 2016 distribution of household composition in each of the reference areas (Central Station Precinct vs the broader study area) is shown in Figure 13.

**FIGURE 13: HOUSEHOLD COMPOSITION, 2016**



Source: ABS Census TableBuilder, 2016

### 10.1.6 Dwelling type

In the study area, the proportion and number of single dwelling houses fell from 2011 to 2016 (Table 10). The Central Station Precinct did not have separate houses nor semi-detached dwellings in either reporting year. Apartments were the most common dwelling type in both the Central Station Precinct and the broader study area.

**TABLE 10: DWELLING STRUCTURE, 2011-16**

Dwelling type	Central Station Precinct				Study Area			
	2011	2016	Change 2011 to 2016	Average Annual Growth Rate	2011	2016	Change 2011 to 2016	Average Annual Growth Rate
Separate house	0	0	0	-	1,708	503	1,205	-14%
Semi-detached	0	0	0	-	10,783	12,082	1,299	2%
Apartment	2,288	2,525	237	2%	53,945	61,473	7,528	3%
Other	63	149	86	27%	673	952	279	8%
Not stated	6	10	4	13%	225	471	246	22%
Not applicable	35	38	3	2%	372	448	76	4%
<b>Total</b>	<b>2,392</b>	<b>2,722</b>	<b>330</b>	<b>3%</b>	<b>67,706</b>	<b>75,929</b>	<b>8,223</b>	<b>2%</b>

Source: ABS Census TableBuilder 2011, 2016

### 10.1.7 Rent ranges

Weekly residential rental prices in the Central Station Precinct and the study area are skewed toward the higher price ranges (Table 11).

**TABLE 11: RENT RANGES (WEEKLY)**

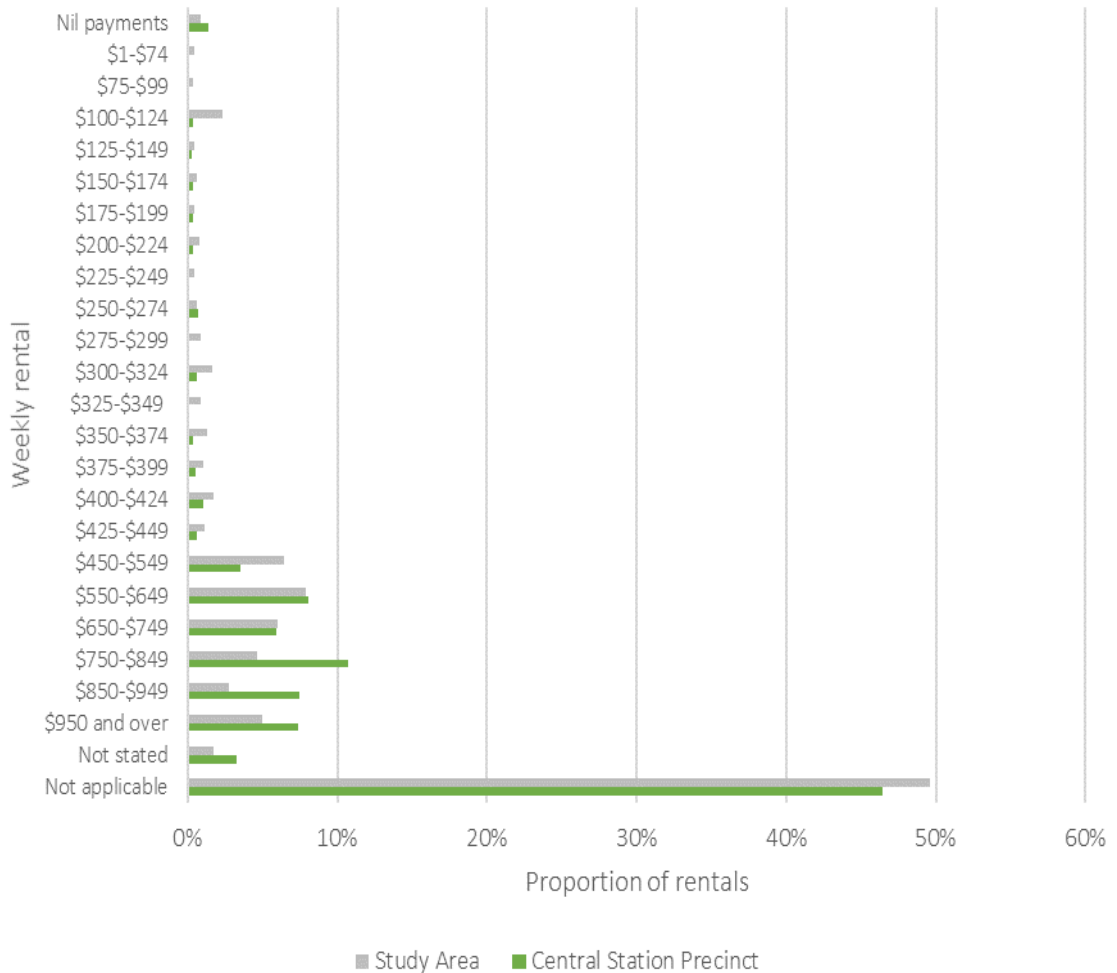
Rent Range (weekly)	Central Station Precinct				Study Area			
	2011	2016	Change 2011 to 2016	Average Annual Growth Rate	2011	2016	Change 2011 to 2016	Average Annual Growth Rate
Nil payments	36	37	1	1%	527	638	112	4%
\$1-\$74	7	4	-3	-9%	751	337	-414	-11%
\$75-\$99	3	0	-3	-20%	1,673	276	-1,396	-17%
\$100-\$124	5	9	4	16%	438	1,746	1,308	60%

\$125-\$149	10	7	-3	-6%	466	329	-137	-6%
\$150-\$174	27	11	-16	-12%	533	497	-36	-1%
\$175-\$199	0	10	10	-	294	329	35	2%
\$200-\$224	14	9	-5	-7%	594	576	-17	-1%
\$225-\$249	3	0	-3	-20%	471	342	-129	-5%
\$250-\$274	6	19	13	43%	836	466	-369	-9%
\$275-\$299	8	4	-4	-10%	704	685	-18	-1%
\$300-\$324	20	17	-3	-3%	1,244	1,250	6	0%
\$325-\$349	14	0	-14	-20%	791	660	-130	-3%
\$350-\$374	50	10	-40	-16%	1,286	1,019	-267	-4%
\$375-\$399	26	14	-12	-9%	914	802	-112	-2%
\$400-\$424	20	29	9	9%	1,617	1,340	-277	-3%
\$425-\$449	11	18	7	13%	848	836	-12	0%
\$450-\$549	162	95	-67	-8%	5,380	4,876	-504	-2%
\$550-\$649	129	220	91	14%	4,344	6,000	1,656	8%
\$650 and over	509	856	348	14%	7,632	13,961	6,329	17%
Not stated	86	88	2	1%	1,202	1,307	105	2%
Not applicable	1,251	1,265	17	0%	35,164	37,654	2,491	1%
<b>Total</b>	<b>2,392</b>	<b>2,722</b>	<b>330</b>	<b>3%</b>	<b>67,706</b>	<b>75,929</b>	<b>8,223</b>	<b>2%</b>

Source: ABS Census TableBuilder 2011, 2016

Most residents pay \$650 or over per week in rent, although slightly higher rents were seen in the study area than the Central Station Precinct within the 2016 data. Note that ABS reporting of weekly rental data changed slightly between 2011 and 2016, adding four new rental ranges to replace the '\$650 and over' category: \$650-\$749, \$750-\$849, \$850-\$949 and \$950 and over. SGS has accounted for this in developing the comparison table (Table 11).

**FIGURE 14: RENT RANGES (WEEKLY), 2016**



Source: ABS Census TableBuilder, 2016

### 10.1.8 Tenure and landlord type

The study area’s greatest average annual percentage increase in tenure type in was in residences rented through a housing cooperative, community, or church group (15 per cent per annum growth between 2011-16) (Table 12). In the same period, the Central Station Precinct more than halved its stock of housing rented through these means.

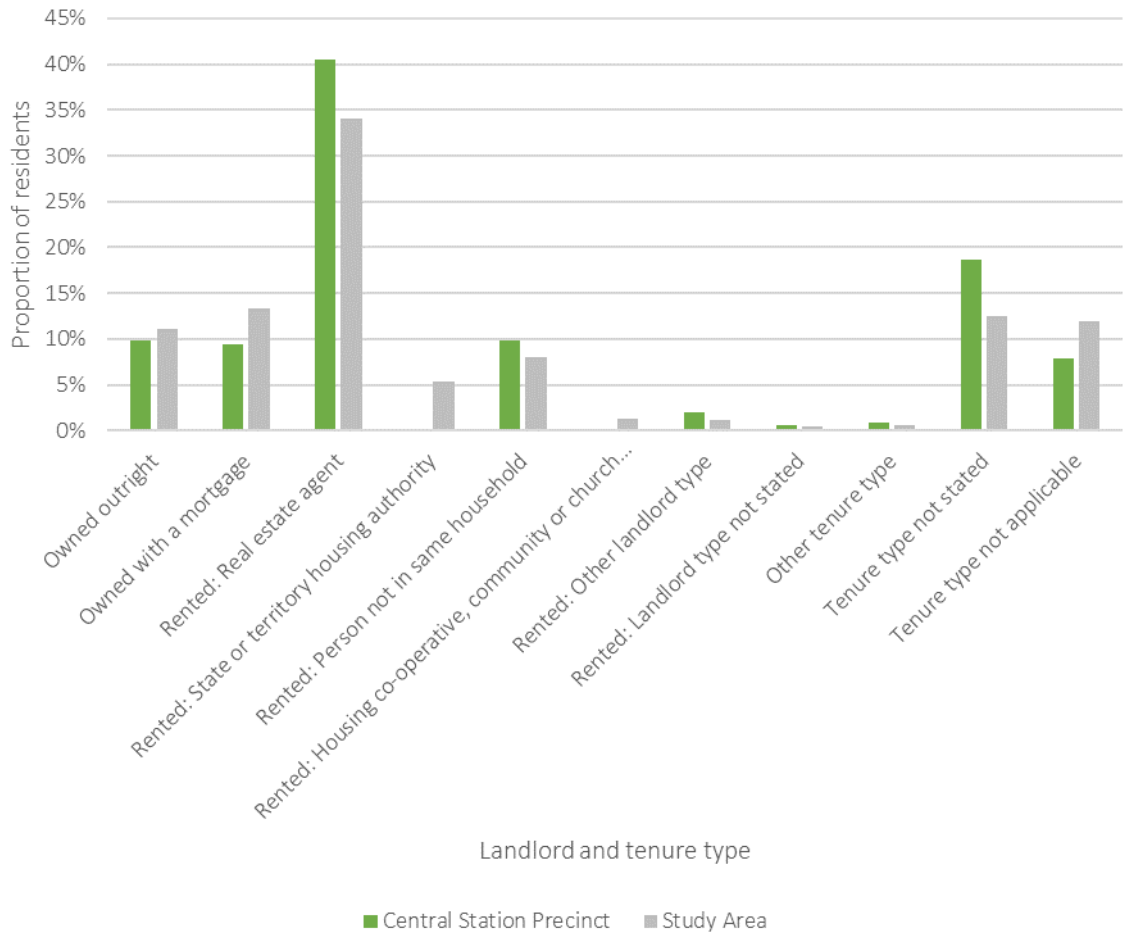
**TABLE 12: LANDLORD AND TENURE TYPE**

Landlord and Tenure Type	Central Station Precinct				Study Area			
	2011	2016	Change 2011 to 2016	Average Annual Growth Rate	2011	2016	Change 2011 to 2016	Average Annual Growth Rate
Owned outright	239	270	31	3%	7,321	8,455	1,134	3%
Owned with a mortgage	306	256	-50	-3%	11,005	10,168	-837	-2%
Rented: Real estate agent	791	1,104	313	8%	21,754	25,920	4,166	4%
Rented: State or territory housing authority	4	4	0	0%	4,095	4,098	3	0%
Rented: Person not in same household	253	269	16	1%	5,274	6,118	845	3%
Rented: Housing co-operative, community or church group	12	5	-7	-12%	536	947	411	15%
Rented: Other landlord type	67	53	-14	-4%	537	846	309	12%
Rented: Landlord type not stated	13	16	3	5%	345	366	21	1%
Other tenure type	15	23	8	11%	287	449	162	11%
Tenure type not stated	428	506	78	4%	8,897	9,497	601	1%
Tenure type not applicable	263	217	-47	-4%	7,654	9,063	1,409	4%
<b>Total</b>	<b>2,392</b>	<b>2,722</b>	<b>330</b>	<b>3%</b>	<b>67,706</b>	<b>75,929</b>	<b>8,223</b>	<b>2%</b>

Source: ABS Census TableBuilder 2011, 2016

A comparison of tenure and landlord types across the Central Station Precinct and the broader study area reveals that the highest proportion of residents rent from a real estate agent (Figure 15). The next-highest proportion is the home-owning cohort (combined with or without a mortgage).

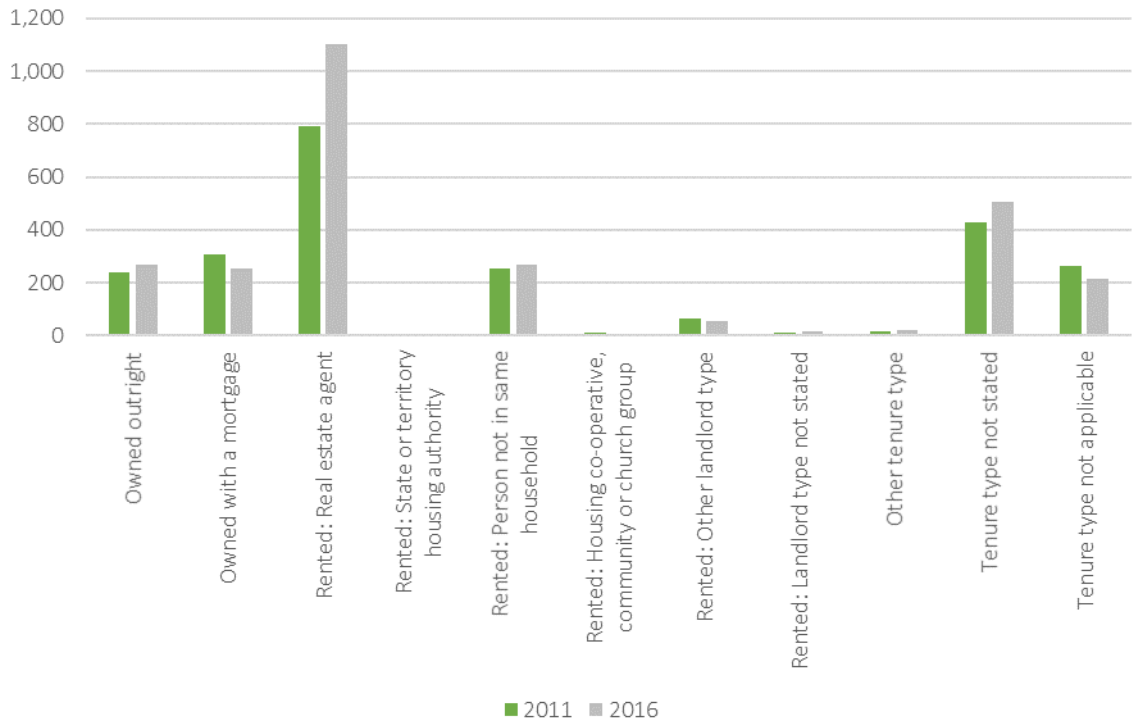
**FIGURE 15: LANDLORD AND TENURE TYPE, 2016**



Source: ABS Census TableBuilder 2016

Compared to 2011, significantly more Central Station Precinct residents rented via a real estate agent in 2016 (Figure 16). The number of residents owning outright with a mortgage fell, while the number owning the dwelling outright increased slightly.

**FIGURE 16: CENTRAL STATION PRECINCT – CHANGE IN LANDLORD AND TENURE TYPE, 2011-16**



Source: ABS Census TableBuilder 2011, 2016

### 10.1.9 Education attainment

More than half of residents in the Central Station Precinct and the study area had obtained a bachelor's level degree level (Table 13). While this was the fastest growing category in the Central Station Precinct between 2011-16 (10 per cent per annum), the postgraduate degree level was the fastest growing (7 per cent per annum) across the broader study area over the same period.

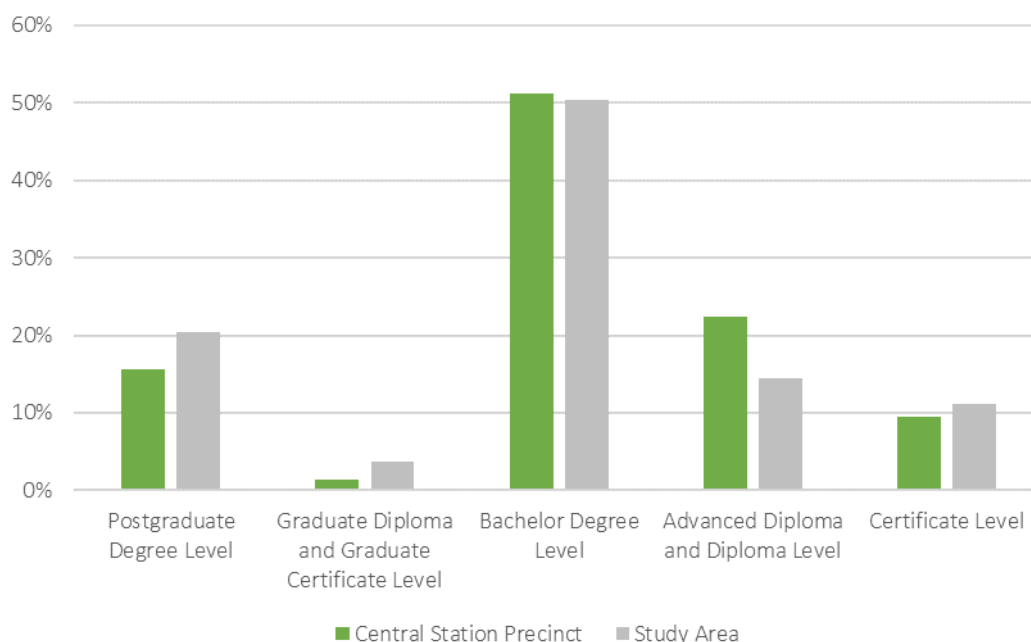
**TABLE 13: EDUCATIONAL ATTAINMENT**

Highest Level of Educational Attainment	Central Station Precinct				Study Area			
	2011	2016	Change 2011 to 2016	Average Annual Growth Rate	2011	2016	Change 2011 to 2016	Average Annual Growth Rate
Postgraduate Degree Level	486	565	79	3%	11,710	16,094	4,385	7%
Graduate Diploma and Graduate Certificate Level	37	49	12	7%	2,401	2,867	466	4%
Bachelor's Degree Level	1,235	1,859	624	10%	30,641	39,772	9,131	6%
Advanced Diploma and Diploma Level	598	810	212	7%	9,635	11,393	1,758	4%
Certificate Level	241	344	103	9%	7,999	8,852	853	2%
<b>Total</b>	<b>2,597</b>	<b>3,627</b>	<b>1,030</b>	<b>8%</b>	<b>62,387</b>	<b>78,979</b>	<b>16,592</b>	<b>5%</b>

Source: ABS Census TableBuilder 2011, 2016

Comparing educational attainment of Central Station Precinct residents to broader study area reveals that the precinct contains a higher proportion of bachelor level degrees and advanced diplomas, but fewer postgraduate and certificate level qualifications (Figure 17).

**FIGURE 17: EDUCATIONAL ATTAINMENT, 2016**



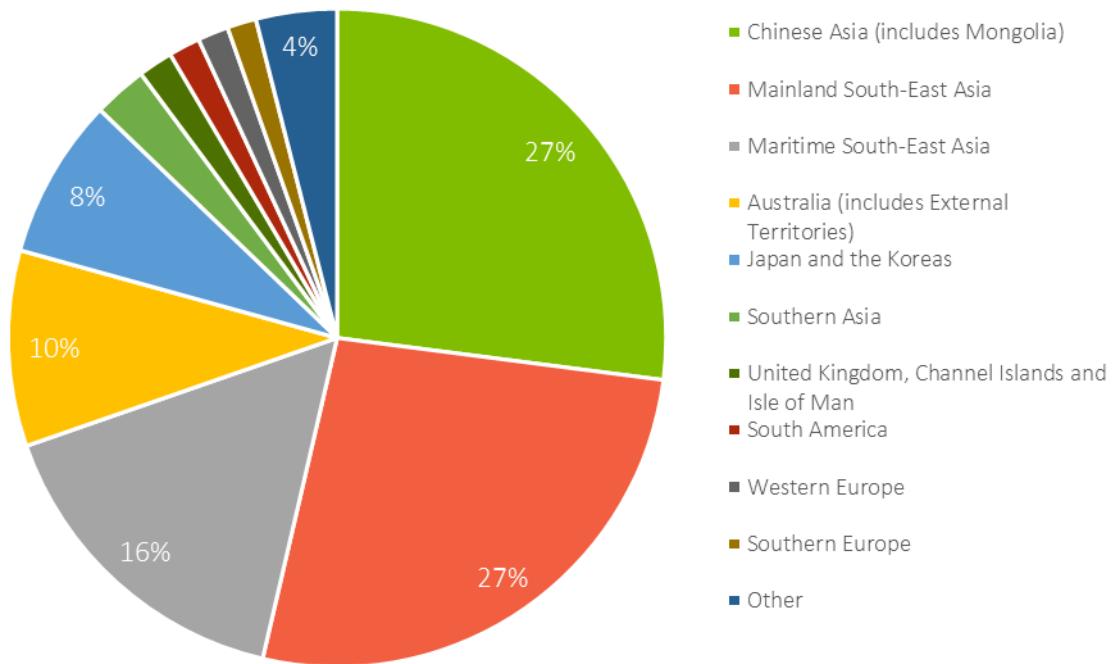
Source: ABS Census TableBuilder, 2016



### 10.1.10 Cultural and linguistic diversity

In 2016, the cultural and linguistic composition of the Central Station Precinct differed from that of the elected study area. In the Central Station Precinct, the top three regions of ancestry for residents were: Chinese Asia, Mainland South-East Asia and Maritime South-East Asia, and 10 per cent of the population identified as having an Australian ancestry (Figure 18).

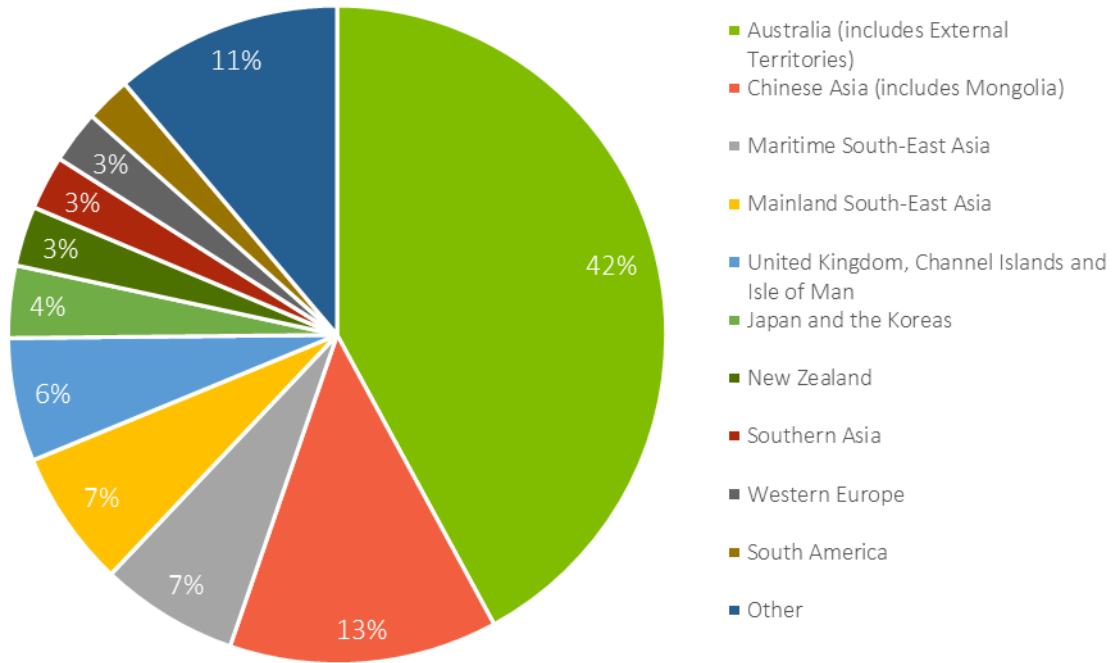
**FIGURE 18: REGIONS OF ANCESTRY – CENTRAL STATION PRECINCT RESIDENTS, 2016**



Source: ABS Census TableBuilder, 2016

In comparison, 42 per cent of study area residents identified as having Australian ancestry, followed by Chinese Asia (13 per cent) (Figure 19).

**FIGURE 19: REGION OF ANCESTRY – STUDY AREA RESIDENTS, 2016**



Source: ABS Census TableBuilder, 2016

Chinese is the most common language other than English spoken at home by residents within both the Central Station Precinct and study area, followed by Tai languages (Table 14). Proportionally, twice as many people spoke Chinese at home within the Central Station Precinct than the study area.

**TABLE 14: TOP 5 LANGUAGES SPOKEN AT HOME (2-DIGIT LEVEL), 2016**

Central Station Precinct		Study Area	
Language Spoken at Home	Proportion of Population	Language Spoken at Home	Proportion of Population
Chinese	32%	Chinese	16%
Tai	23%	Tai	5%
Southeast Asian Austronesian Languages	12%	Southeast Asian Austronesian Languages	4%
Korean	6%	Iberian Romance	3%
Mon-Khmer	2%	Korean	2%

Source: ABS Census TableBuilder, 2016

### 10.1.11 Aboriginal and Torres Strait Islander people

Table 15 shows the total number of Aboriginal and Torres Strait Islander residents within the elected study area. The Redfern and Surry Hills East precinct had the highest Aboriginal and Torres Strait Islander population in both 2011 and 2016.

**TABLE 15: ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS**

Precincts	2011	2016	Change 2011 to 2016	Annual Average Growth Rate %
Camperdown Health and Education	106	124	18	3%
CBD	14	39	25	36%
Central Precinct	14	13	-1	-1%
Darlinghurst and Potts Point	216	270	53	5%
Oxford Street	37	51	14	7%
Redfern and North Eveleigh	87	67	-20	-5%
Pyrmont	105	120	15	3%
Redfern and Surry Hills East	299	340	41	3%
South Eveleigh	25	36	11	9%
Surry Hills Precinct	99	87	-12	-2%
The Rocks and Circular Quay	37	6	-31	-17%
Ultimo Creative Industries Precinct	190	187	-4	0
<b>Total</b>	<b>1231</b>	<b>1339</b>	<b>108</b>	<b>2%</b>

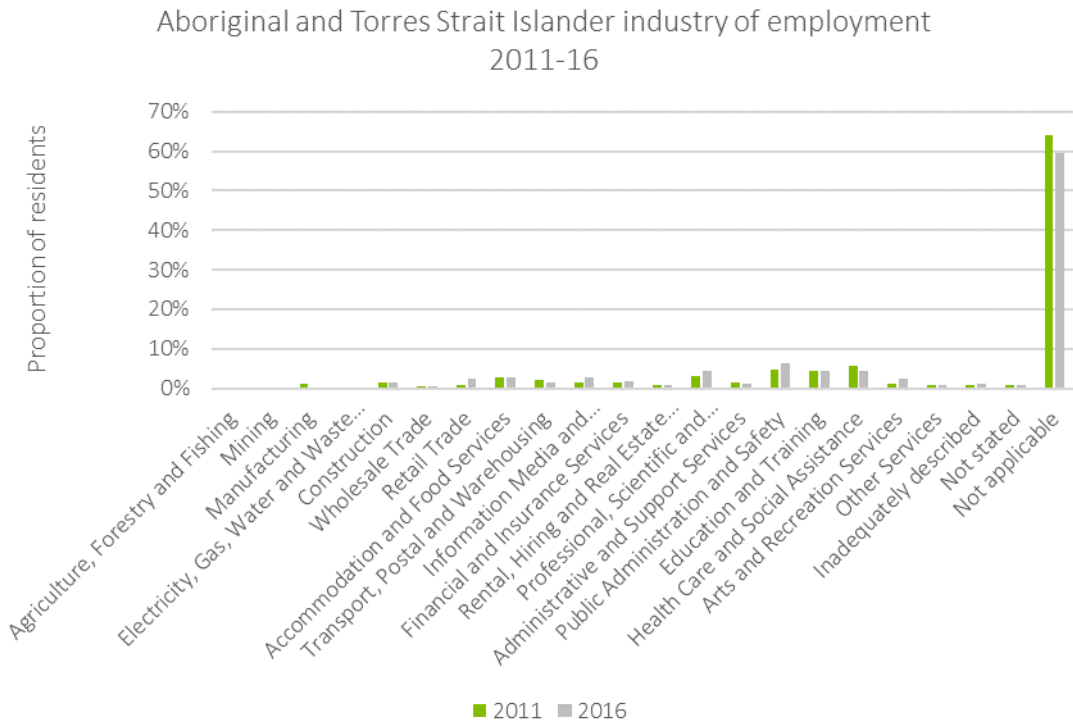
Source: ABS Census TableBuilder 2011, 2016.

Note, the total Aboriginal and Torres Strait Islander population reported within this section differs to the figures within the City of Sydney housing strategy as the adopted study area for this report is significantly smaller than what was adopted for the CoS strategy.

The age breakdown of Aboriginal and Torres Strait Islander population indicates a young population, with most residents under the age of 60.

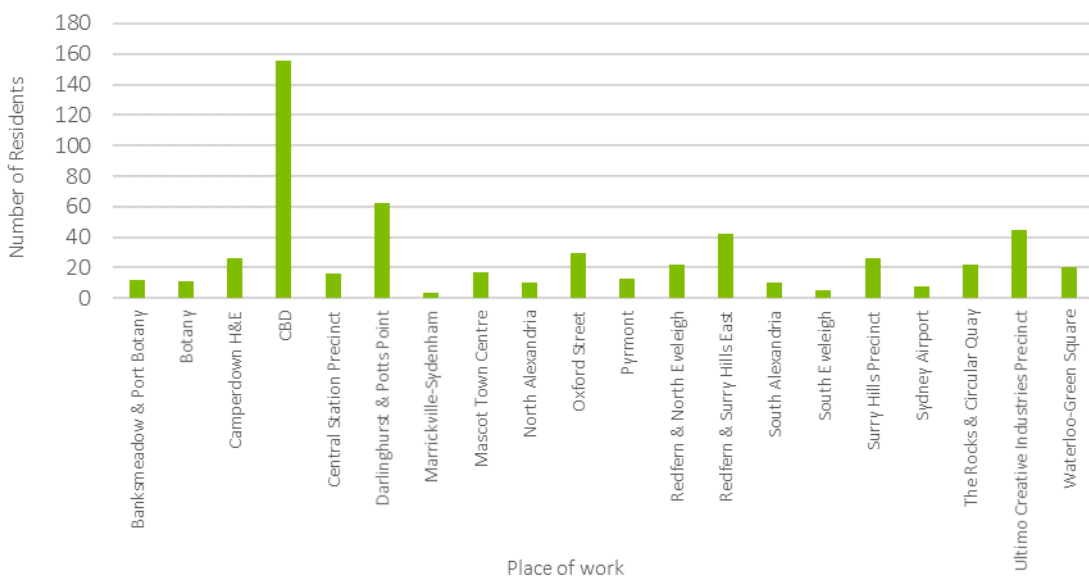
In 2016, the most common industries of employment among the Aboriginal and Torres Strait Islander population were Public Administration and Safety, Education and Training, and Health Care and Social Assistance (Figure 20). The proportion of Aboriginal and Torres Strait Islander people employed in the first two industries rose between 2011 and 2016, whereas it fell for Health Care and Social Assistance.

**FIGURE 20: INDUSTRY OF EMPLOYMENT, ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS IN CENTRAL STATION PRECINCT**



Source: ABS Census TableBuilder 2011, 2016

**FIGURE 21: PLACE OF WORK, ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS IN CENTRAL STATION PRECINCT, 2016**



Source: ABS Census TableBuilder, 2016

### 10.1.12 Need for assistance

Need for assistance refers to the cohort of people needing help or assistance in one or more core areas of self-care, mobility and communication, whether due to disability, old age or a long-term health condition (ABS, 2016).

The number of people who require assistance is shown within Table 16. The Central Station Precinct saw an annual average growth rate of 3 per cent for residents that require assistance from 2011 to 2016. This can be compared with the CBD, where the average annual growth rate of residents that require assistance was 11 per cent per annum.

**TABLE 16: RESIDENTS NEED FOR ASSISTANCE**

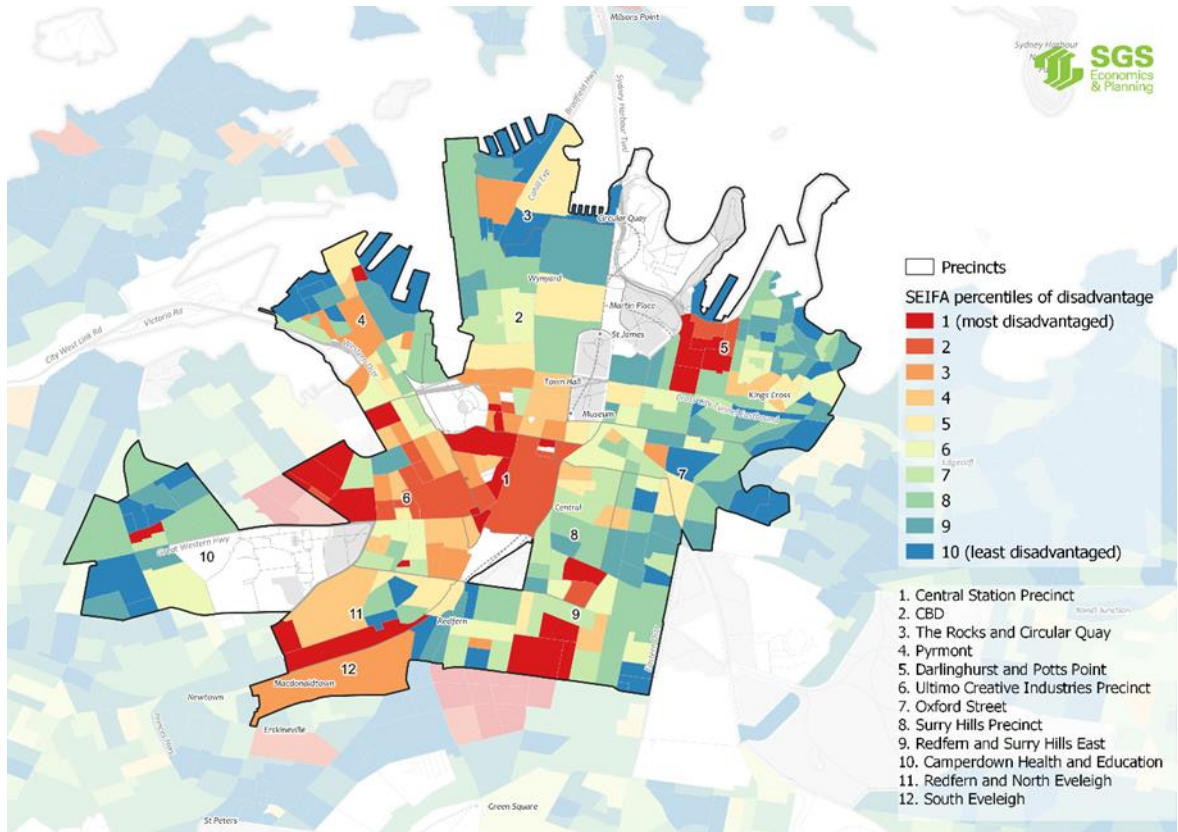
Precincts	2011	2016	Change 2011 to 2016	Average Annual Growth Rate %
Camperdown Health and Education	153	189	36	5%
CBD	136	210	74	11%
Central Station Precinct	65	75	10	3%
Darlinghurst and Potts Point	568	777	209	7%
Oxford Street	196	205	9	1%
Redfern and North Eveleigh	204	231	27	3%
Pymont	76	89	13	3%
Redfern and Surry Hills East	764	828	64	2%
South Eveleigh	20	26	6	6%
Surry Hills Precinct	265	266	1	0%
The Rocks and Circular Quay	84	40	-44	-10%
Ultimo Creative Industries Precinct	313	399	86	6%
<b>Total</b>	<b>2,842</b>	<b>3,334</b>	<b>492</b>	<b>3%</b>

Source: ABS Census TableBuilder 2011, 2016

### 10.1.13 Index of socio-economic disadvantage

The ABS' Socio-Economic Indexes for Areas (SEIFA) ranks areas in Australia by relative socio-economic advantage and disadvantage. This analysis shows that residents in the Central Station Precinct, the Ultimo Creative Industries Precinct and parts of Darlinghurst and Potts Point are some of the most disadvantaged areas relative to the national profile (Figure 22).

**FIGURE 22: SEIFA SOCIO-ECONOMIC DISADVANTAGE BY SA1**



Note: Some SA1s do not have available SEIFA data. Source: ABS SEIFA Index (2016)

## 10.2 Worker trends

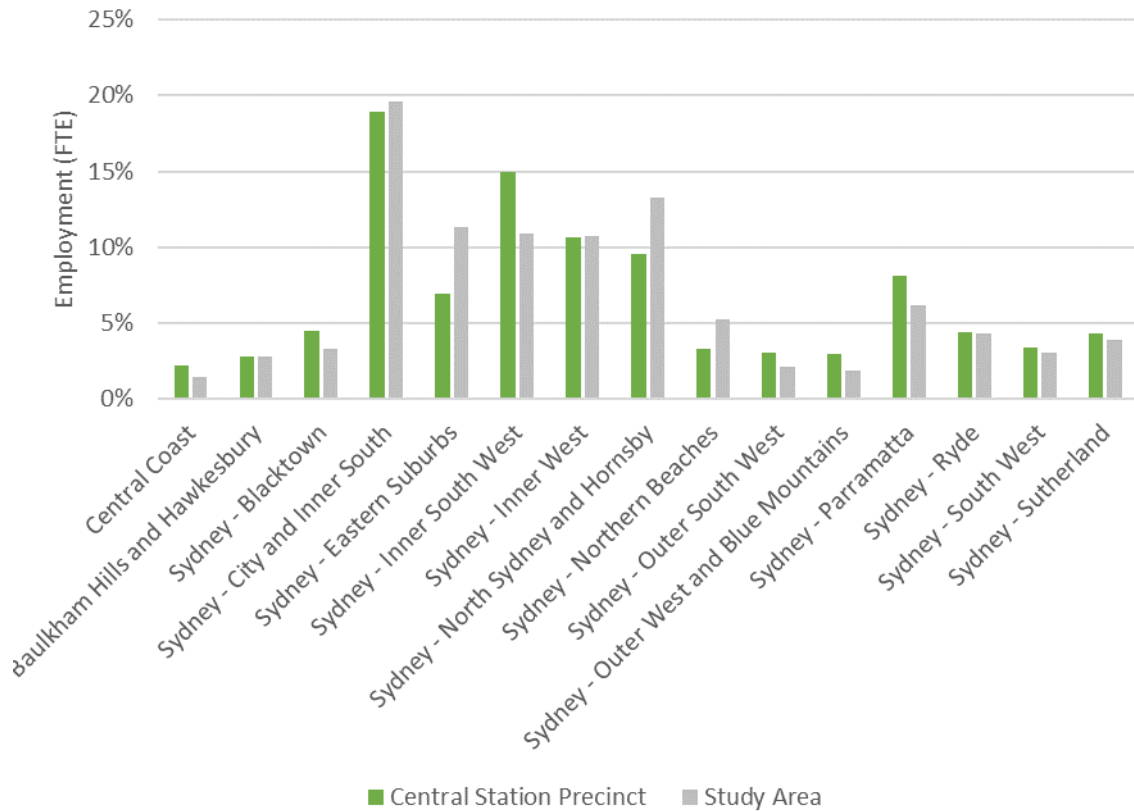
This section compares worker profiles for those based within the Central Station Precinct and the elected study area at section 1.3.

### 10.2.1 Place of usual residence

Workers based in the Central Station Precinct travel from all regions of Greater Sydney (Figure 23). This reflects the precinct's proximity to key public transport nodes and links that provide local and regional connections and therefore accessibility. As a proportion of Central Station Precinct employees, the majority travels from the City and Inner South, Inner South West, Inner West, Parramatta, North Sydney and Hornsby.

Generally, these proportions are similar for workers across the study area. However, there are proportionally more Inner South West and Parramatta residents whose employment is in the Central Station Precinct, and fewer Eastern Suburbs and North Sydney and Hornsby residents who are employed in the precinct compared to in the broader study area (Figure 23).

**FIGURE 23: WORKERS' PLACE OF USUAL RESIDENCE, 2016**



Source: ABS Census TableBuilder 2016

### 10.2.2 Journey to work

Public transport was the most common mode of travel for workers within the Central Station Precinct and the study area both 2011 and 2016. Within the Central Station Precinct, growth active transport uptake exceeded that for public transport (10 per cent average annual growth rate) (Table 17: Mode of travel to work).

Within the wider study area, public transport for journeys to work grew at 9 per cent per annum. While vehicular travel was the second most-common method of travel to work for both the study area and Central Station Precinct in 2011 and 2016, it had the lowest average annual growth rate in both reference areas.

**TABLE 17: MODE OF TRAVEL TO WORK, 2011-16**

Mode of Transport	Central Station Precinct				Study Area			
	2011	2016	Change 2011 to 2016	Average Annual Growth Rate	2011	2016	Change 2011 to 2016	Average Annual Growth Rate
Public transport	9,945	13,703	3,758	8%	200,725	286,471	85,746	9%
Active transport	1,237	1,879	642	10%	29,854	36,826	6,972	5%
Vehicle	2,851	3,156	305	2%	73,034	82,219	9,186	3%
Worked at home or did not go to work	1,584	1,801	217	3%	30,417	38,378	7,961	5%
Mode not stated	88	156	68	15%	1,834	3,563	1,729	19%
Not applicable	0	0	-	-	0	0	-	-
Other Mode	34	60	26	15%	1,142	2,518	1,376	24%
<b>Total</b>	<b>15,739</b>	<b>20,755</b>	<b>5,015</b>	<b>6%</b>	<b>337,006</b>	<b>449,975</b>	<b>132,699</b>	<b>7%</b>

Source: ABS Census TableBuilder 2011, 2016

### 10.2.3 Employment by industry

A comparison of the key industries of employment in the Central Station Precinct to the study area is shown in Table 18 and Figure 24. The greatest proportion (28 per cent) of the Central Station Precinct's workforce are employed within the Professional, Scientific and Technical Services, followed by Accommodation and Food Service (12 per cent). The most prevalent industries of employment within the Study Area were Public Administration and Safety, followed by Health Care and Social Assistance.

Between 2011 and 2016, the fastest growing industry of employment in the Central Station Precinct was Rental, Hiring and Real Estate Services (129 per cent average annual growth rate) (Figure 25). In the broader study area, Health Care and Social Assistance was the fastest growing category (77 per cent). These growth industries are consistent with the NSW government's vision for the Central Station Precinct.

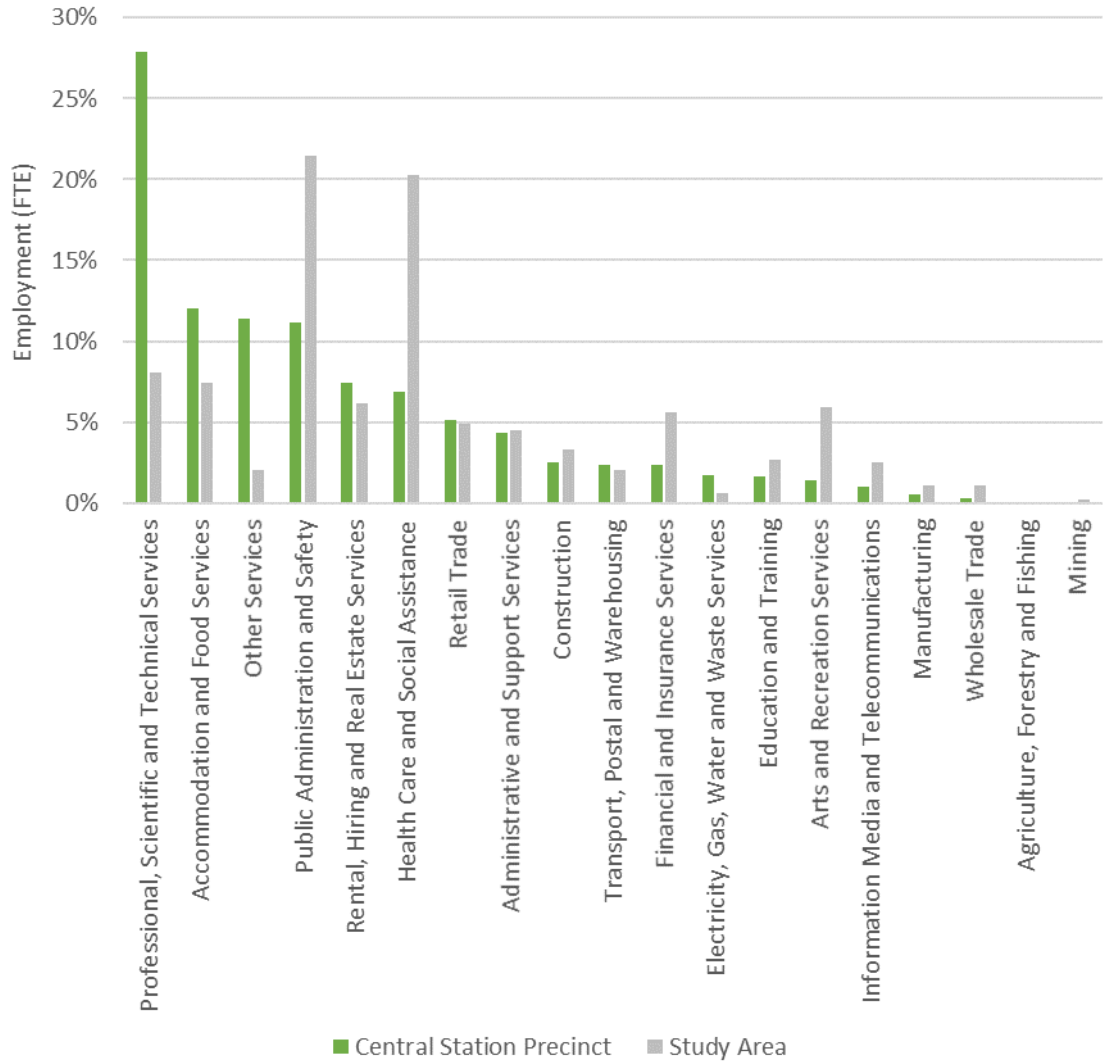


**TABLE 18: EMPLOYMENT BY INDUSTRY, 2016 AND AVERAGE ANNUAL GROWTH RATE 2011-2016**

Central Station Precinct			Study Area		
ANZSIC Industry of Employment	% Workforce	AAGR 2011-2016	ANZSIC Industry of Employment	% Workforce	AAGR 2011-2016
Professional, Scientific and Technical Services	28%	55%	Public Administration and Safety	21%	47%
Accommodation and Food Services	12%	10%	Health Care and Social Assistance	20%	77%
Other Services	11%	94%	Professional, Scientific and Technical Services	8%	-10%
Public Administration and Safety	11%	-9%	Accommodation and Food Services	7%	11%
Rental, Hiring and Real Estate Services	7%	129%	Rental, Hiring and Real Estate Services	6%	54%
Health Care and Social Assistance	7%	70%	Arts and Recreation Services	6%	42%
Retail Trade	5%	7%	Financial and Insurance Services	6%	-14%
Administrative and Support Services	4%	13%	Retail Trade	5%	9%
Construction	2%	48%	Administrative and Support Services	5%	5%
Transport, Postal and Warehousing	2%	-17%	Construction	3%	20%
Financial and Insurance Services	2%	6%	Education and Training	3%	-8%
Electricity, Gas, Water and Waste Services	2%	-5%	Information Media and Telecommunications	3%	-10%
Education and Training	2%	-14%	Transport, Postal and Warehousing	2%	1%
Arts and Recreation Services	1%	6%	Other Services	2%	4%
Information Media and Telecommunications	1%	1%	Wholesale Trade	1%	-2%
Manufacturing	1%	3%	Manufacturing	1%	-1%
Wholesale Trade	0%	-11%	Electricity, Gas, Water and Waste Services	1%	0%
Agriculture, Forestry and Fishing	0%	-	Mining	0%	1%
Mining	0%	-20%	Agriculture, Forestry and Fishing	0%	34%

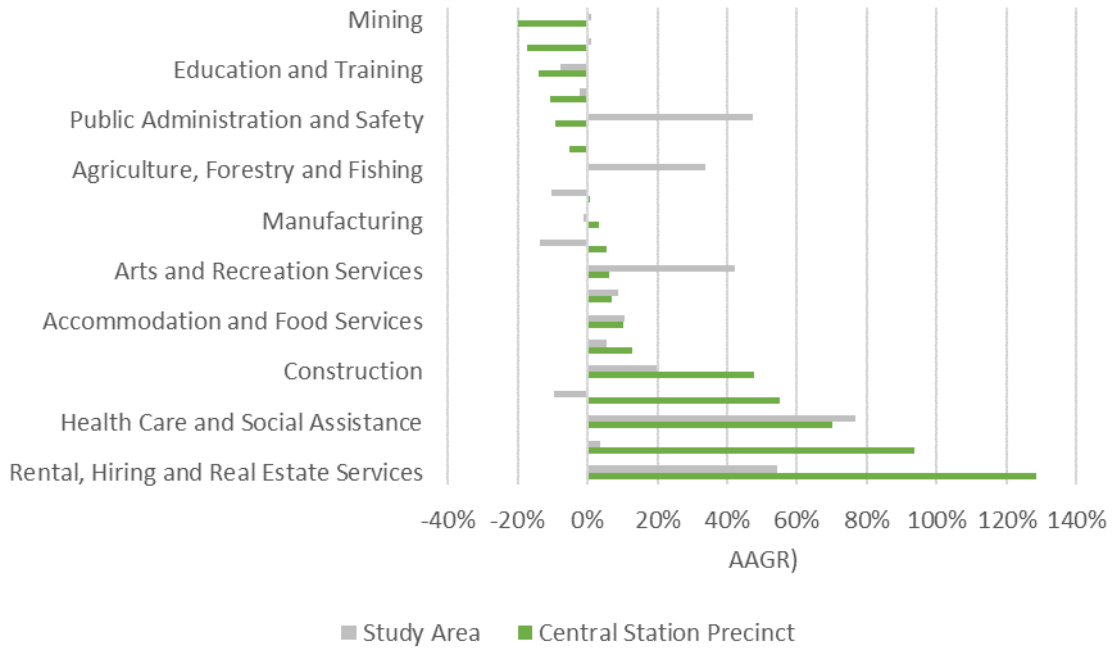
Source: ABS Census TableBuilder, 2011, 2016

**FIGURE 24: EMPLOYMENT BY INDUSTRY, 2016**



Source: ABS Census TableBuilder 2016

**FIGURE 25: AVERAGE ANNUAL GROWTH RATE, INDUSTRY OF EMPLOYMENT 2011-16**



Source: ABS Census TableBuilder 2011, 2016

#### 10.2.4 Employment by occupation

In the Central Station Precinct and across the study area, professionals are the dominant occupation (over 30 per cent), followed by managers and clerical and administrative workers (Table 19).

In the Central Station Precinct, technicians and trade workers and sales workers were the fastest growing occupations (10 per cent average annual growth rate) between 2011 and 2016 (Table 19, Figure 27). In the broader study area, labourers, machinery operators and drivers were the fastest growing occupation (19 and 16 per cent respectively).

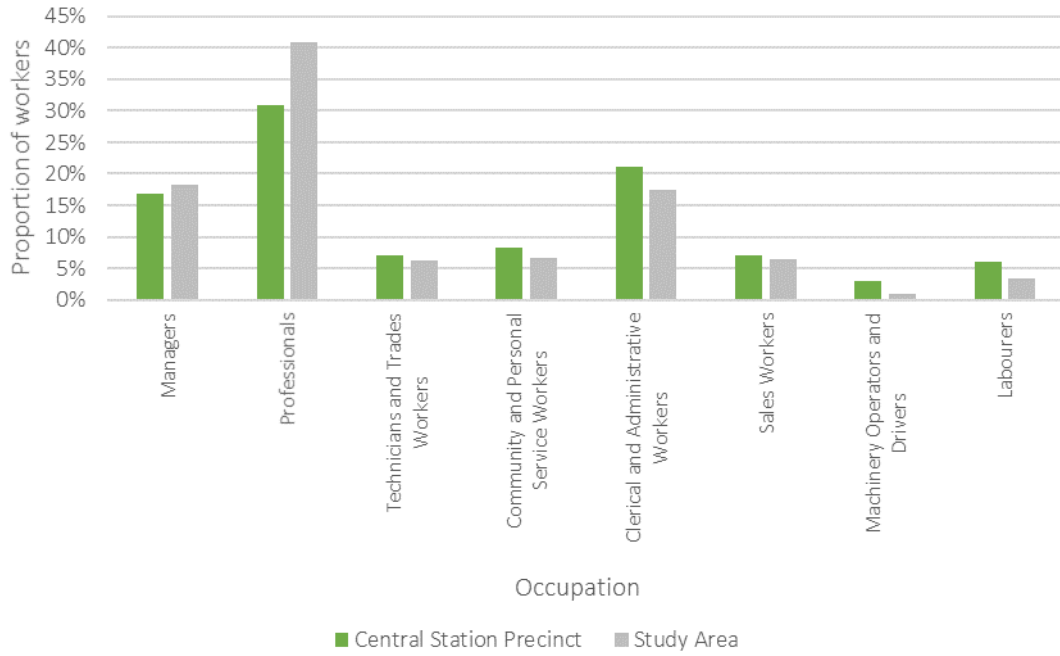
**TABLE 19: EMPLOYMENT BY OCCUPATION**

Occupation	Central Station Precinct				Study Area			
	2011	2016	Change 2011 to 2016	Average Annual Growth Rate	2011	2016	Change 2011 to 2016	Average Annual Growth Rate
Managers	2,345	3,413	1,068	9%	58,943	80,071	21,128	7%
Professionals	4,612	6,251	1,639	7%	138,583	180,391	41,808	6%
Technicians and Trades Workers	972	1,438	466	10%	18,501	27,176	8,675	9%
Community and Personal Service Workers	1,246	1,668	422	7%	19,824	28,878	9,053	9%
Clerical and Administrative Workers	3,956	4,273	317	2%	69,198	76,929	7,731	2%
Sales Workers	959	1,416	457	10%	18,209	28,623	10,414	11%
Machinery Operators and Drivers	545	613	68	2%	2,045	3,698	1,653	16%
Labourers	838	1,204	366	9%	7,683	15,058	7,375	19%
<b>Total</b>	<b>15,473</b>	<b>20,277</b>	<b>4,804</b>	<b>6%</b>	<b>332,987</b>	<b>440,825</b>	<b>107,838</b>	<b>6%</b>

Source: ABS Census TableBuilder 2011, 2016

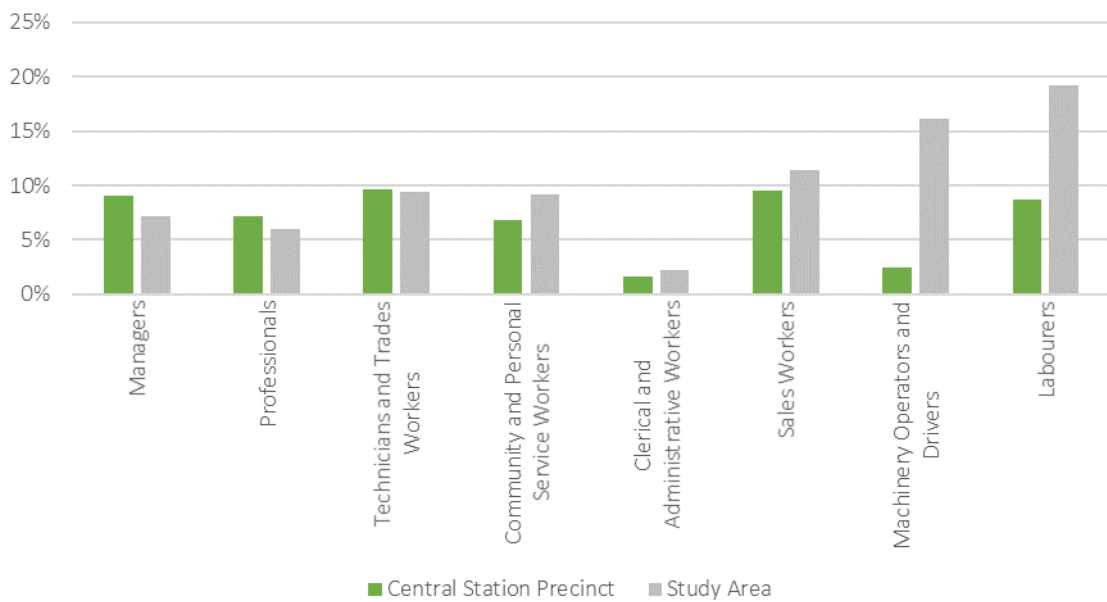
The Central Station Precinct's employment by occupation profile is similar to that of the broader study area (Figure 26). However, it contains a higher proportion of professionals and managers, and a lower proportion in all other occupation categories.

**FIGURE 26: EMPLOYMENT BY OCCUPATION, 2016**



Source: ABS Census TableBuilder, 2016

**FIGURE 27: EMPLOYMENT BY OCCUPATION – AVERAGE ANNUAL GROWTH RATE 2011-16**

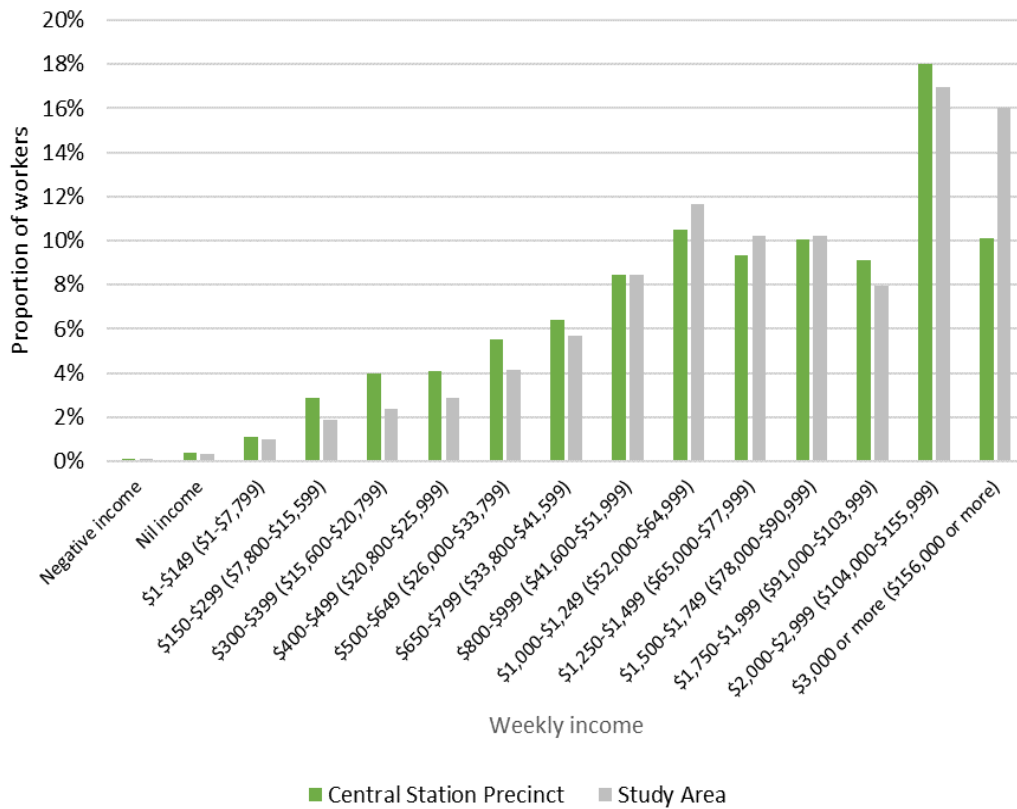


Source: ABS Census TableBuilder 2011, 2016

### 10.2.5 Person income

The personal income of workers in both the Central Station Precinct and the study area are skewed toward higher income brackets (Figure 28). 28 per cent of Central Station Precinct workers earn a weekly income above \$2,000; this figure is even higher at 33 per cent among workers in the broader study area. There is also a higher proportions of lower income workers in the Central Station Precinct, when compared with the study area.

**FIGURE 28: PERSONAL INCOME OF WORKERS IN CENTRAL STATION PRECINCT AND THE STUDY AREA, 2016**



Source: ABS Census TableBuilder, 2016

### 10.3 Summary of demographic context

- The Central Station Precinct experienced an average annual population growth rate of 8 per cent from 2011 to 2016, growing to just over 18,000 residents by 2016. This rate of growth is twice the overall rate of growth across the study area (4 per cent per annum). The Ultimo Creative Industries Precinct had the highest population growth rate between 2011 to 2016 at 10 per cent per annum.
- A significant proportion of residents both live and work within the study area. Over half of Central Station Precinct and study area residents work within the Central Business District.
- On average, residents of the Central Station Precinct had a lower weekly income in comparison with the rest of the study area, reflecting the high student population. Despite this, the Central Station Precinct had high levels of educational attainment - 50 per cent of residents have a Bachelors level degree, and educational attainment levels were similar to those of the broader study area.
- 42 per cent of the study area's residents were Australian by ancestry, compared to 70 per cent of Central Station Precinct residents listed Asia as their region of ancestry. Chinese was the most common language other than English spoken at home by residents in both the Central Station Precinct and the broader study area.
- There were no separate or semi-detached dwellings within the Central Station Precinct, with apartments being the most common dwelling type. Most households were either a single family or non-family household. A greater proportion of rentals within the Central Station Precinct were rented at higher weekly prices than in the study area, possibly indicating a more premium building stock.
- The Darlinghurst and Potts Point and Redfern and Surry Hills East precincts have the highest number of Aboriginal and Torres Strait Islander residents across the study area.
- As an employment hub, the Central Station Precinct and study area have a wide reach, drawing workers from all areas of Greater Sydney. This reflects the proximity of the study area to key regional transport connections.
- The greatest proportion of the people employed within the Central Station Precinct in 2016 were employed within the Professional, Scientific and Technical Services industries (28 per cent). In the study area, the dominant industry was Public Administration and Safety, which employed 21 per cent of workers.
- The dominant mode of travel to work for workers within the study area and Central Station Precinct was public transport, indicating the good connectivity of the areas.
- The timing for the return of international students to pre-pandemic levels – a cohort that has traditionally been a strong driver of inner-city population and housing trends – is still uncertain. In the immediate future, inner-city areas may record minimal or no population growth.
- The latest ABS data release from August also shows a changing age profile in inner-city areas. While the previous average age in the inner city had been decreasing with students/young people, this trend appears to be reversing in 2020 and 2021 due to fluctuating migration conditions.

## 10.4 Opportunities and constraints for Central Precinct

The analysis of demographic and worker trends highlight several opportunities and constraints for the Central Precinct, discussed below.

### Opportunities

- **Balance a Tech industry specialisation with a diversified local economy.** The Central Precinct's technology specialisation, anchored by the commitment of global tech firm Atlassian to base their global headquarters in the development, represents an important lever for positioning the precinct competitively in international markets. This is likely to be strengthened by the facilitating role of universities in streamlining early-stage tech development and subsequent opportunities for employment and product development in the Central Precinct.

Notwithstanding the Tech focus, a concurrent focus on a diversified economy will benefit local businesses and other industry specialisations already present in the vicinity, such as the wider cultural precinct stretching from Ultimo through to Surry Hills and Eveleigh. Moreover, a diversified economy encourages multidisciplinary collaboration, such as the opportunities in film and television production, software and gaming that is described under the Creative Tech Axis.

The resumption of international travel in February 2022 and international student arrivals is a related opportunity, enabling institutions to tap into a wider talent pool.

- **Consider Build to Rent as a lever for increasing affordable housing supply.** There is an opportunity to consider less traditional models of housing development and ownership to mitigate the potential impacts of masterplan development on affordable housing supply and associated risks of displacing lower-income renters.

Given the lower income status of Central Station Precinct residents, the high proportion of renters in the broader study area and declining rates of home ownership, the Build to Rent model offers a potential way to diversify housing choice, improve housing security through longer term leasing structures and attract institutional investment.

However, the regulatory and taxation environment may be a barrier to institutional build to rent; a strong cultural legacy of ownership as the preferred household tenure.

- **Central as a place to live and work locally.** In the future, there is an opportunity for the Central Precinct to develop its competitive advantage as a place to live, work and socialise locally. Transport connectivity, existing cultural amenity and the employment potential arising from the masterplan development will not only serve the needs of the local population, but will generate regional 'export' opportunities, i.e. the attraction of students, workers and visitors from other areas of Greater Sydney. There is already some evidence that – relative to the broader study area – the Central Precinct and its immediate surrounds is increasingly sought after as a place to live and work, as this area experienced the greatest increase in residents who both lived and worked locally (section 4.1, 'Place of Work').

Notwithstanding the migration impacts of the COVID-19 pandemic in recent years, international travel resumed in February 2022 and international students are being supported in their return to Australia, presenting opportunities rebuild the vital role of international students and visitors in the local economy.



- **Central as a connector.** The Central Station precinct can play two distinct but inter-related roles. The first is a connection facilitator, linking those arriving or departing via the interchange to other precincts such as Haymarket/Chinatown, Ultimo (via an extension to the Goods Line), East-West into Surry Hills and Chippendale (through improved above and below-ground connections) and south to Redfern (via active transport routes). This knits Central into the wider fabric of Tech Central and the wider CBD-Airport corridor.
- **Central as part of a wider cultural precinct.** There are opportunities for existing arts and cultural institutions to diversify their mode of delivery, leveraging a growing trend away from the 10am – 5pm museum to incorporate dedicated space for temporary exhibitions in and around the Central Precinct. This could create opportunities to advocate and broadcast the cultural diversity of local residents and encourage local cultural production, noting that the Central Station Precinct is more culturally and linguistically diverse than the broader study area (its top three regions of ancestry area Chinese Asia, Mainland South-East Asia and Maritime South-East Asia).

First Nations consultation commissioned as part of another package of work for the Central Precinct development also highlights that there is currently minimal recognition of First Nations historical events and stories within the current precinct design, and that the representation of Aboriginal culture, heritage and defining moments of Aboriginal history could be improved through masterplan provision of spaces for Indigenous business and other activities in Central Precinct.

#### Constraints

- **Uncertain commercial future.** The impact of COVID-19 has dramatically altered how many businesses in commercial centres can and do operate. The changes to working practices have resulted in fewer full time, in-office workers, and also impact lifestyle trends such as changing household preferences for dwelling types and location. Notwithstanding a committed anchor tenant (Atlassian) in the Western Gateway to support economic growth and development in priority industries, technology and professional services industries are adept at remote working, and may therefore influence where people choose to reside compared to pre-pandemic settlement patterns.
- **A competitive higher education market.** Despite the precinct's proximity to universities, there is some uncertainty around the strength of international demand for Australian higher education. Student preferences may have shifted in recent years – both in terms of institution of choice and mode of study – as the border closures forced both prospective and existing international students to look for international degree pathways. A discussion paper from the Melbourne Centre for the Study of Higher Education<sup>2</sup> notes that the pandemic has magnified existing pressures, such that the international student market may be slow to recover despite the opening of borders. Some universities may be constrained in their ability to reposition their offerings and curate courses tailored to future need, such as short courses, microcredentials in emerging industries.
- **International competition for industry attraction.** Commercialising an idea, innovation or great piece of research is a key driver of new sources of revenue, jobs and industries, and the lifeblood of increasingly knowledge-intensive economies. There is evidence that

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<sup>2</sup> Melbourne Centre for the Study of Higher Education (2020), *A post-coronavirus pandemic world: some possible trends and their implications for Australian higher education*, [https://melbourne-cshe.unimelb.edu.au/\\_\\_data/assets/pdf\\_file/0010/3371941/a-post-coronavirus-world-for-higher-education\\_final.pdf](https://melbourne-cshe.unimelb.edu.au/__data/assets/pdf_file/0010/3371941/a-post-coronavirus-world-for-higher-education_final.pdf)

Australian research breakthroughs and inventions are being taken overseas to be commercialised. Tech Central may therefore need to compete with other places, international and domestic, to attract sectors and/or businesses. Tech Central will need to rely on its competitive advantage and industry partnerships to establish a unique offering for prospective businesses. Greater government support, funding and universities also have a role in providing incentives to increase commercialisation and stimulate jobs growth.

- **Competition from other precincts for amenities.** The Central precinct does and will continue to face competition to attract night-time and weekend activity from other parts of the CBD and surrounds. The precinct currently has little by way of activities, and while the masterplan is predicated on changing this, it will face competition for these activities from established precincts elsewhere. Barangaroo has developed a strong evening economy through its waterfront restaurant strip, which continues south into Darling Harbour. This has the benefit of waterfront amenity, as does Circular Quay. Surry Hills, Chippendale and Chinatown all have established dining and drinking identities with authentic and well-scaled urban forms. Oxford Street is also actively trying to resuscitate its vibrancy.

## 11. Common planning assumptions projections

This section discusses the Travel Zone Projections 2019 for Greater Sydney, the City of Sydney LGA, the elected study area for this report (comprising Central Station Precinct and its surrounds) as well as for the Central Station development itself, which is the focus of the masterplan activity. It focuses on projections for estimated resident population, employment, employment by broad industry category and household sizes.

### 11.1 TZP19 assumptions

Transport for NSW (TfNSW) produces Travel Zone Projections (TZP) for population, workforce and employment for NSW Travel Zones as an input into a variety of travel models, including the Strategic Travel Model (STM). The projections are developed to support a strategic view of NSW and are aligned with the NSW Government Common Planning Assumptions.

The projections represent a likely urban and regional future based on current data, trends, and an understanding of policy/structural changes that may impact the future. The TZP projections are not based on specific assumptions about new transport infrastructure in the future. However, they take into account known land-use developments underway or planned, as well as strategic plans.

The Travel Zone Projections 2019 (TZP19) was released in September 2020. Its key inputs are:

- Census data (ABS, 2016)
- Population projections (DPE, 2019)
- Housing supply forecasts (DPE, 2019)
- Employment forecasts (Treasury)
- Industry forecasts (Victoria University), and
- a custom-built Future Employment Developments Database (FEDD) (TfNSW, 2019).

These projections represent a pre-COVID view of forecast population, workforce and employment for NSW. DPE is developing updating population projections which will include assumptions about post-COVID population and demographic trends for NSW.

It should also be noted that the 2021 ABS Census data is not yet available, which would help inform understanding of recent trends and caution should be applied when using the data at small geographies (<https://www.transport.nsw.gov.au/data-and-research/forecasts-and-projections/travel-zone-projections-2019-tzp19>)

### 11.1.1 Greater Sydney summary

TZP19 projects that Greater Sydney will be home to 3.5 million additional residents by 2056. The spatial distribution sees significant growth in the Central and Western City Districts, with almost two thirds of the growth occurring in these districts. This reflects the Greater Sydney Region Plan for a Metropolis of Three Cities and its vision to rebalance access to housing, jobs, infrastructure and services for residents across Greater Sydney. The overall rate of growth for Greater Sydney is approximately 1.43 per cent per annum as shown in Table 20.

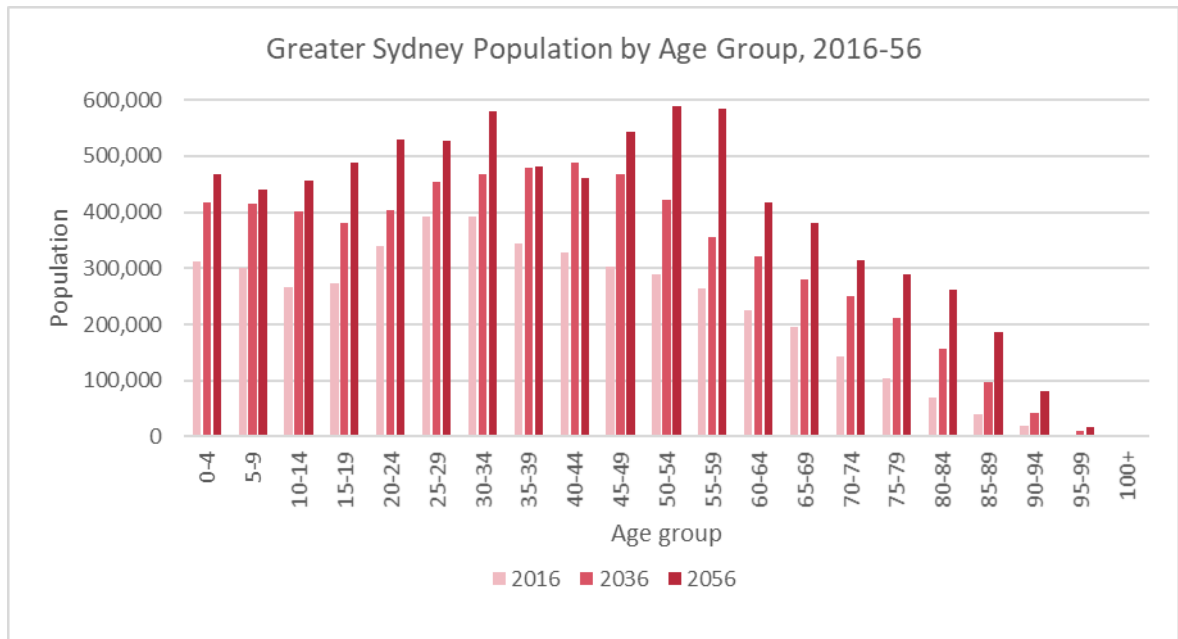
**TABLE 20: ERP POPULATION SUMMARY BY GCC DISTRICT**

GCC District	2016	2021	2026	2031	2036	2041	2046	2051	2056	2016-2056 AAGR
Central City District	972,926	1,177,733	1,367,851	1,507,169	1,620,431	1,740,325	1,846,288	1,996,444	2,098,192	1.94%
Eastern City District	1,030,360	1,125,903	1,205,552	1,284,759	1,345,559	1,389,521	1,470,393	1,520,412	1,571,334	1.06%
North District	887,019	952,258	1,007,461	1,051,626	1,091,203	1,122,973	1,190,041	1,212,175	1,245,684	0.85%
South District	741,116	796,795	853,772	900,127	922,602	971,129	1,028,986	1,052,297	1,086,577	0.96%
Western City District	1,056,884	1,199,977	1,312,245	1,468,346	1,681,979	1,879,200	1,994,246	2,123,332	2,281,079	1.94%
<b>Total Greater Sydney</b>	<b>4,688,305</b>	<b>5,252,665</b>	<b>5,746,880</b>	<b>6,212,026</b>	<b>6,661,775</b>	<b>7,103,148</b>	<b>7,529,954</b>	<b>7,904,661</b>	<b>8,282,867</b>	<b>1.43%</b>

Source: SGS 2021 using TZP19 projections

Figure 29 shows the changing age profile of Greater Sydney. Increasing life expectancy and declining fertility rates are leading to a rise in the share of older persons. There are policy and planning implications for the Central Precinct and surrounding developments, as the creation of age friendly cities and communities can help to attract diverse visitation.

**FIGURE 29: GREATER SYDNEY POPULATION BY AGE, 2016-56**



Source: SGS 2021 using TZP19 projections

Table 21 shows that under the TZP19 assumptions, Greater Sydney is projected to add approximately 1.6 million jobs in the forty years to 2056. 55 per cent of this jobs growth is estimated to occur in the Central City and Western City Districts, and the latter will more than double its number of jobs due to focused development around the Aerotropolis. The Eastern City District is forecasted to maintain strong jobs growth adding around 515,000 jobs.

**TABLE 21: EMPLOYMENT SUMMARY BY GCC DISTRICT**

GCC District	2016	2021	2026	2031	2036	2041	2046	2051	2056	2016-2056 AAGR
Central City District	440,606	510,584	564,939	610,204	649,939	685,207	720,285	752,506	777,956	1.43%
Eastern City District	926,876	1,042,520	1,109,111	1,166,678	1,227,159	1,283,337	1,347,321	1,394,766	1,442,629	1.11%
North District	471,102	529,956	563,496	596,849	629,318	658,052	691,779	718,071	741,548	1.14%
South District	236,433	263,455	278,543	294,871	308,789	324,097	339,904	351,495	362,276	1.07%
Western City District	371,891	421,514	471,803	522,154	578,198	639,349	688,638	734,182	767,119	1.83%
<b>Total Greater Sydney</b>	<b>2,446,909</b>	<b>2,768,029</b>	<b>2,987,892</b>	<b>3,190,755</b>	<b>3,393,403</b>	<b>3,590,041</b>	<b>3,787,927</b>	<b>3,951,021</b>	<b>4,091,529</b>	<b>1.29%</b>

Source: SGS 2021 using TZP19 projections

The broad industry breakdown of Greater Sydney’s jobs growth to 2056 is shown in Table 22. Approximately 627,000 (38 per cent) of additional jobs in the region will be in health and education, followed by 526,000 jobs (32 per cent) in knowledge intensive industries. A slower rate of growth is forecasted in Greater Sydney’s industrial and population serving employment.

**TABLE 22: EMPLOYMENT BY BROAD INDUSTRY CATEGORY, GREATER SYDNEY 2016-56**

Broad Industry Category	2016	2021	2026	2031	2036	2041	2046	2051	2056	2016-2056 AAGR
Health and Education	484,778	586,990	646,456	719,675	801,011	879,325	960,227	1,035,334	1,111,942	2.10%
Industrial	422,894	454,293	483,359	504,373	528,621	553,339	580,931	602,459	620,504	0.96%
Knowledge Intensive	791,352	900,278	980,312	1,036,817	1,097,143	1,155,911	1,220,257	1,271,611	1,317,374	1.28%
Population Serving	747,885	826,467	877,764	929,890	966,628	1,001,466	1,026,513	1,041,616	1,041,708	0.83%
<b>Greater Sydney Total</b>	<b>2,446,909</b>	<b>2,768,029</b>	<b>2,987,892</b>	<b>3,190,755</b>	<b>3,393,403</b>	<b>3,590,041</b>	<b>3,787,927</b>	<b>3,951,021</b>	<b>4,091,529</b>	<b>1.29%</b>

Source: SGS 2021 using TZP19 projections

The industry breakdown of jobs by GCC district in 2016 and 2056 are shown in Table 23 and Table 24, alongside its percentage share of jobs within each district. The industry with the highest growth in jobs numbers will be knowledge intensive industries in the Eastern City District (+243,831 jobs between 2016-56, followed by the Eastern and Central City Districts' health and education industries (+154,334 jobs and +141,754 jobs respectively). While the South District is expected to contain the lowest jobs growth overall, particularly in its knowledge intensive (+18,456 jobs) and industrial employment (+11,098 jobs), its health and education industries are projected to rise by 72,024 jobs between 2016 and 2056.

**TABLE 23: 2016 EMPLOYMENT BY GCC DISTRICT AND BROAD INDUSTRY CATEGORY**

GCC District	Knowledge Intensive	Health and Education	Population Serving	Industrial	Total
Central City District	103,247 (23%)	87,708 (20%)	142,086 (32%)	107,565 (24%)	440,606 (100%)
Eastern City District	424,773 (46%)	142,462 (15%)	245,400 (26%)	114,241 (12%)	926,876 (100%)
North District	156,700 (33%)	107,593 (23%)	140,011 (30%)	66,798 (14%)	471,102 (100%)
South District	44,507 (19%)	60,152 (25%)	85,893 (36%)	45,881 (19%)	236,433 (100%)
Western City District	62,124 (17%)	86,863 (23%)	134,495 (36%)	88,410 (24%)	371,891 (100%)
<b>Total Greater Sydney</b>	<b>791,352 (32%)</b>	<b>484,778 (20%)</b>	<b>747,885 (31%)</b>	<b>422,894 (17%)</b>	<b>2,446,909 (100%)</b>

Source: SGS 2021 using TZP19 projections

**TABLE 24: 2056 EMPLOYMENT BY GCC DISTRICT AND BROAD INDUSTRY CATEGORY**

GCC District	Knowledge Intensive	Health and Education	Population Serving	Industrial	Total
Central City District	197,004 (25%)	229,462 (29%)	205,049 (26%)	146,441 (19%)	777,956 (100%)
Eastern City District	668,603 (46%)	296,796 (21%)	323,490 (22%)	153,739 (11%)	1,442,629 (100%)
North District	241,910 (33%)	230,199 (31%)	179,564 (24%)	89,875 (12%)	741,548 (100%)
South District	62,963 (17%)	132,176 (36%)	110,158 (30%)	56,979 (16%)	362,276 (100%)
Western City District	146,893 (19%)	223,308 (29%)	223,447 (29%)	173,470 (23%)	767,119 (100%)
<b>Total Greater Sydney</b>	<b>1,317,374 (32%)</b>	<b>1,111,942 (27%)</b>	<b>1,041,708 (25%)</b>	<b>620,504 (15%)</b>	<b>4,091,529 (100%)</b>

Source: SGS 2021 using TZP19 projections

### 11.1.2 City of Sydney LGA summary

TZP19 projects that the City of Sydney LGA will be home to an additional 100,000 residents by 2056. The overall rate of growth is approximately 0.98 per cent per annum (Table 25). The common planning assumptions projection is lower than those contained in the City of Sydney’s Local Housing Strategy (June 2020), which forecasts 339,498 residents in the LGA by 2036; approximately 55,000 more than TZP19.

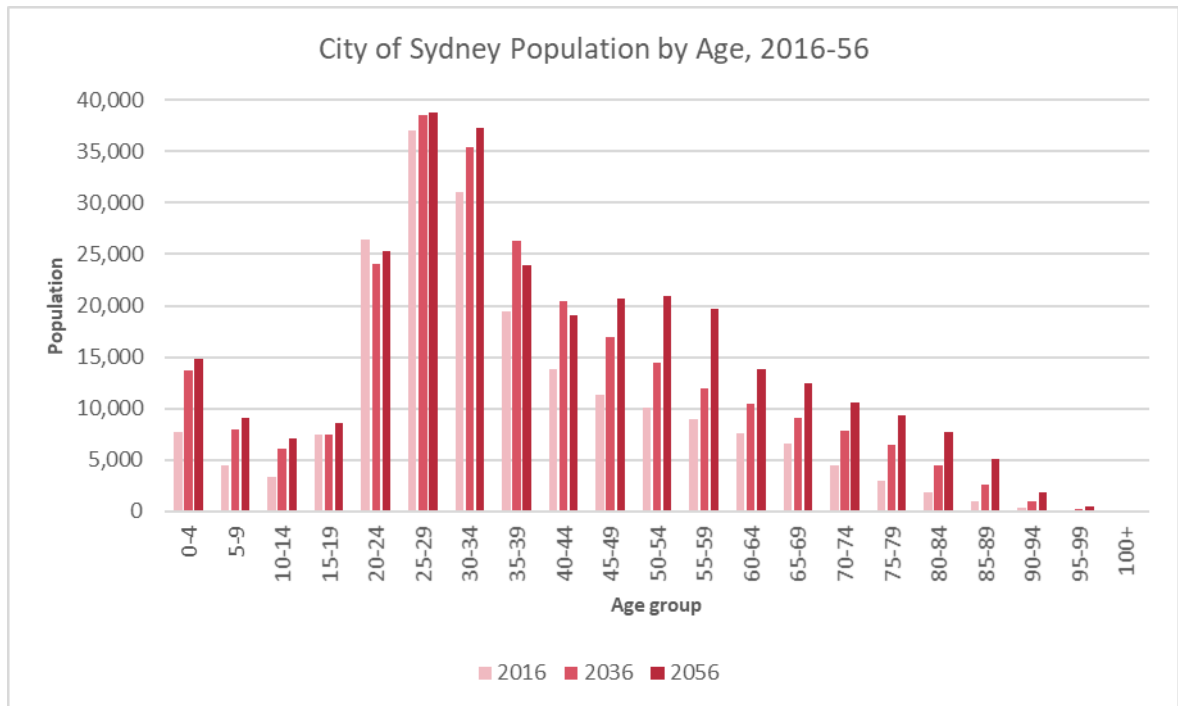
**TABLE 25: CITY OF SYDNEY ERP POPULATION SUMMARY**

LGA	2016	2021	2026	2031	2036	2041	2046	2051	2056	2016-2056 AAGR
City of Sydney	222,783	238,009	245,161	269,337	284,619	290,819	307,805	316,924	328,847	0.98%

Source: SGS 2021 using TZP19 projections

Figure 30 shows the changing age profile in the City of Sydney. Similar to the Greater Sydney trend, there is a rise in the share of older persons projected over the longer term. However, the City of Sydney contains proportionally fewer residents below 25 years of age and a significantly higher proportion of residents aged between 25 and 34 years old.

**FIGURE 30: CITY OF SYDNEY POPULATION BY AGE SUMMARY**



Source: SGS 2021 using TZP19 projections

The City of Sydney is projected to add 331,600 jobs in the forty years to 2056. Almost two thirds (203,518) of these jobs will be in knowledge intensive industries, followed by approximately 65,250 jobs in health and education. Similar to the Greater Sydney trend, health and education are forecasted to be the fastest growing industries of employment, with an average annual growth rate of 1.76 per cent in the City of Sydney. A slower rate of growth is forecasted for industrial and population serving employment in the LGA.

**TABLE 26: EMPLOYMENT BY BROAD INDUSTRY CATEGORY, CITY OF SYDNEY LGA 2016-56**

Broad Industry Category	2016	2021	2026	2031	2036	2041	2046	2051	2056	2016-2056 AAGR
Health and Education	64,586	76,264	81,143	89,197	97,727	105,818	115,125	121,539	129,838	1.76%
Industrial	41,255	44,554	46,797	48,204	51,271	53,333	56,126	58,270	60,551	0.96%
Knowledge Intensive	343,377	388,744	419,211	439,448	461,482	482,064	506,585	526,959	546,895	1.17%
Population Serving	129,804	144,921	152,457	158,131	163,098	167,198	170,009	172,176	173,340	0.73%
<b>City of Sydney Total</b>	<b>579,022</b>	<b>654,483</b>	<b>699,608</b>	<b>734,980</b>	<b>773,578</b>	<b>808,414</b>	<b>847,844</b>	<b>878,943</b>	<b>910,625</b>	<b>1.14%</b>

Source: SGS 2021 using TZP19 projections



### 11.1.3 Precinct level summary

For the purposes of profiling demographic and employment trends, this report elects a study area which extends beyond the Central Precinct development to include adjacent precincts. Section 1.4 of this report defines and maps the study area. Therefore, this section reports precinct level projections for the area comprising:

- the Central Precinct development and its immediate surrounds, which this report terms the 'Central Station Precinct', and
- adjacent precincts within the broader CBD, i.e. precincts 2-11 in Figure 1.

The TZIP19 projections estimate approximately 200,250 residents across all precincts in the elected study area by 2056. This represents a 34 per cent growth from 2016, or an annual average growth rate of 0.74 per cent (Table 27). The Central Station Precinct is projected to experience the highest rate of growth (1.75 per cent AAGR), followed by Sydney CBD (1.46 per cent AAGR). The Ultimo Creative Industries Precinct, which contained the second highest ERP in 2016, is projected to experience the third highest average annual rate of growth (1.03 per cent) to be home to approximately 31,000 residents by 2056.

In contrast, slower rates of growth are projected for the Darlinghurst and Potts Point, South Eveleigh and Oxford Street precincts, noting that Darlinghurst and Potts Point contained the highest ERP in 2016 (30,779 residents).

**TABLE 27: ERP SUMMARY BY PRECINCT**

Precinct	2016	2021	2026	2031	2036	2041	2046	2051	2056	2016-2056 AAGR
Central Station Precinct	7,925	10,352	10,622	11,959	13,271	13,562	14,328	15,160	15,836	1.75%
Sydney CBD	18,897	21,374	21,908	24,704	27,799	28,453	30,230	32,153	33,713	1.46%
The Rocks and Circular Quay	2,325	2,490	2,541	2,801	3,019	3,058	3,154	3,254	3,336	0.91%
Pyrmont	14,067	14,374	15,275	17,252	17,594	17,933	18,857	19,733	20,608	0.96%
Darlinghurst and Potts Point	30,779	29,303	28,160	29,377	29,920	30,539	32,329	30,774	31,590	0.07%
Ultimo Creative Industries Precinct	20,594	21,032	22,062	25,447	26,282	27,096	28,989	29,693	31,053	1.03%
Oxford Street	9,850	9,466	9,376	9,772	9,997	10,226	10,823	10,567	10,906	0.26%
Surry Hills Precinct	8,057	7,855	8,054	8,729	8,764	8,852	9,408	9,315	9,567	0.43%
Redfern and Surry Hills East	19,896	19,850	19,441	20,563	21,104	21,440	22,397	22,004	22,589	0.32%
Camperdown Health and Education	11,361	11,545	11,200	11,758	12,161	12,734	13,741	13,314	13,692	0.47%
Redfern and North Eveleigh	4,895	4,918	4,853	5,133	5,501	5,884	6,669	6,516	6,780	0.82%
South Eveleigh	528	531	508	537	550	556	574	562	577	0.22%

<b>Precincts total</b>	149,173	153,088	153,999	168,033	175,963	180,332	191,500	193,045	200,247	0.74%
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Source: SGS 2021 using TZP19 projections

The TZP19 projections estimate 124,130 dwellings, or an additional 30,465 structural private dwellings (SPD), across all precincts by 2056 (Table 29). SPD includes all occupied and unoccupied private dwellings. The Central Station Precinct, comprising the masterplan development and its immediate surrounds, is projected to experience the fastest rate of SPD growth at 2.09 per cent AAGR, followed by the Sydney CBD.

Some precincts with higher dwelling numbers in 2016, such as Darlinghurst and Potts Point and Redfern and Surry Hills East, are expected to experience slower rates of SPD growth to 2056. There are some exceptions, with the Sydney CBD and the Ultimo and Creative Industries Precincts projected to contain approximately 20,800 and 16,000 dwellings respectively by 2056, growing from baselines of 11,000-11,650 dwellings.

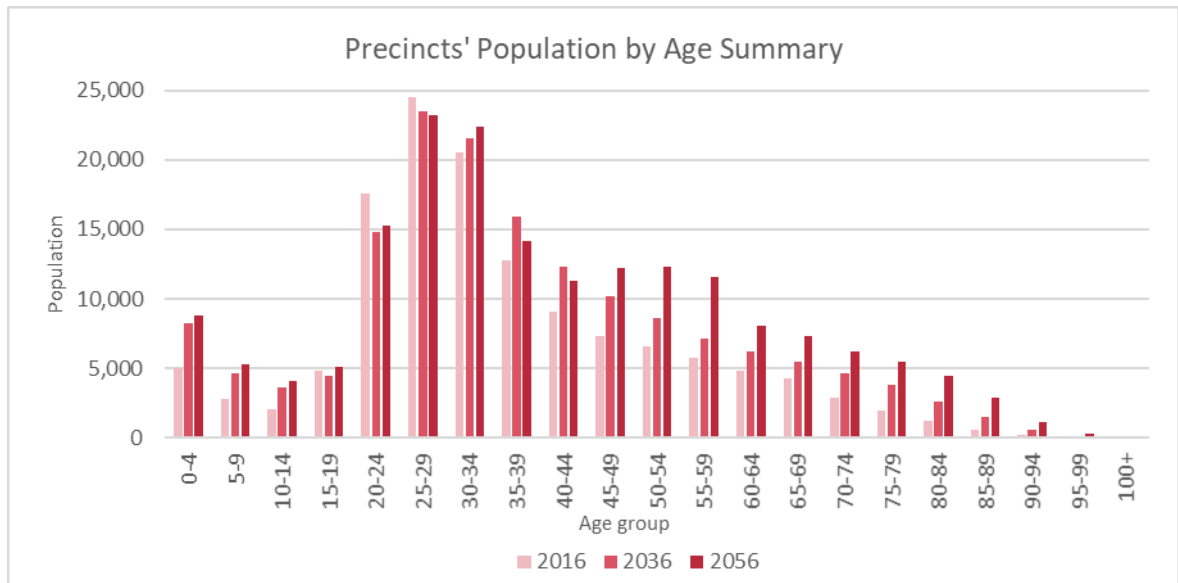
**TABLE 28: Structural private dwelling summary by precinct**

Precinct	2016	2021	2026	2031	2036	2041	2046	2051	2056	2016-56 AAGR
Central Station Precinct	3,252	4,749	4,882	5,542	6,180	6,319	6,693	7,099	7,429	2.09%
Sydney CBD	11,652	13,047	13,381	15,127	17,072	17,491	18,612	19,824	20,807	1.46%
The Rocks and Circular Quay	2,418	2,542	2,585	2,795	2,963	2,992	3,065	3,141	3,203	0.71%
Pymont	8,041	8,203	8,776	10,083	10,308	10,546	11,148	11,718	12,289	1.07%
Darlinghurst and Potts Point	22,590	22,593	22,593	22,597	22,599	22,600	23,716	23,717	23,718	0.12%
Ultimo Creative Industries Precinct	11,064	11,336	12,075	13,388	13,789	14,181	15,151	15,590	16,076	0.94%
Oxford Street	6,854	6,854	6,854	6,950	7,002	7,075	7,481	7,545	7,620	0.26%
Surry Hills Precinct	5,394	5,394	5,394	5,851	5,877	5,939	6,319	6,319	6,428	0.44%
Redfern and Surry Hills East	12,805	12,877	12,877	13,204	13,542	13,757	14,342	14,342	14,459	0.30%
Camperdown Health and Education	6,647	6,774	6,774	6,920	7,086	7,379	7,932	7,932	7,963	0.45%
Redfern and North Eveleigh	2,677	2,688	2,688	2,811	3,042	3,281	3,769	3,769	3,841	0.91%
South Eveleigh	272	274	274	277	284	288	297	297	299	0.24%
<b>Precincts total</b>	<b>93,665</b>	<b>97,331</b>	<b>99,153</b>	<b>105,546</b>	<b>109,745</b>	<b>111,849</b>	<b>118,525</b>	<b>121,294</b>	<b>124,130</b>	<b>0.71%</b>

Source: SGS 2021 using TZP19 projections

Figure 31 shows the changing age profile in the City of Sydney. The rise in older populations, particularly those in the 50-59 year age groups, is projected to exceed population growth among younger age (0-19 years of age). In contrast to Greater Sydney's population by age summary, there is a projected decline in the precincts' 20-29 year old population between 2016 and 2056.

**FIGURE 31: PRECINCTS' TOTAL POPULATION BY AGE SUMMARY**



Source: SGS 2021 using TZP19 projections

Table 29 summarises the average household size in each precinct by year. This is calculated by dividing the number of People in Occupied Private Dwellings (POPD) by the number of Occupied Private Dwellings (OPD). In most precincts, household sizes are forecast to stay relatively constant in the forty years to 2056. The average household size across the elected study area will increase from 1.63 persons per household in 2016 to 1.68 persons per household in 2056.

**TABLE 29: PRECINCTS' HOUSEHOLD SIZE (POPD/OPD) BY PRECINCT**

Precinct	2016	2021	2026	2031	2036	2041	2046	2051	2056
Central Station Precinct	2.37	2.21	2.21	2.20	2.18	2.18	2.18	2.17	2.17
Sydney CBD	1.81	1.83	1.82	1.82	1.82	1.82	1.82	1.82	1.82
The Rocks and Circular Quay	1.40	1.41	1.41	1.42	1.44	1.44	1.44	1.44	1.45
Pymont	1.87	1.87	1.85	1.82	1.82	1.81	1.81	1.80	1.79
Darlinghurst and Potts Point	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32
Ultimo Creative Industries Precinct	1.76	1.76	1.78	1.81	1.81	1.81	1.82	1.83	1.84
Oxford Street	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.49	1.49
Surry Hills Precinct	1.54	1.54	1.54	1.55	1.55	1.55	1.55	1.55	1.55
Redfern and Surry Hills East	1.65	1.65	1.65	1.65	1.65	1.65	1.66	1.66	1.66
Camperdown Health and Education	1.61	1.61	1.60	1.61	1.61	1.62	1.63	1.62	1.63
Redfern and North Eveleigh	1.85	1.85	1.85	1.85	1.84	1.82	1.80	1.81	1.80
South Eveleigh	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02
<b>Precincts total</b>	<b>1.63</b>	<b>1.64</b>	<b>1.65</b>	<b>1.66</b>	<b>1.66</b>	<b>1.66</b>	<b>1.66</b>	<b>1.67</b>	<b>1.68</b>

Source: SGS 2021 using TZP19 projections

TZP19 projects approximately 825,600 jobs across all study area precincts by 2056, or an additional 305,244 jobs from 2016 (Table 30). Central Station Precinct jobs are expected to

grow by 36,486 to 59,822 jobs by 2056. The highest rate of jobs growth is forecasted for the South Eveleigh Precinct, starting from a lower 2016 baseline of 4,326 jobs.

**TABLE 30: PRECINCTS' EMPLOYMENT SUMMARY, 2016-56**

Precinct	2016	2021	2026	2031	2036	2041	2046	2051	2056	2016-56 AAGR
Central Station Precinct	23,336	25,078	36,547	44,091	50,582	52,922	55,509	57,627	59,822	2.38%
Sydney CBD	332,409	372,092	394,617	411,541	430,059	449,225	470,922	488,846	506,357	1.06%
The Rocks and Circular Quay	16,208	17,313	17,486	17,873	18,463	19,096	19,776	20,241	20,700	0.61%
Pyrmont	24,016	25,521	25,783	26,357	27,337	28,450	29,681	30,645	31,574	0.69%
Darlinghurst and Potts Point	22,588	24,117	24,658	25,559	26,734	27,782	28,974	29,814	30,706	0.77%
Ultimo Creative Industries Precinct	26,261	28,970	29,296	29,891	31,122	32,451	33,957	34,940	36,068	0.80%
Oxford Street	16,169	18,128	19,481	20,874	22,442	24,022	25,772	27,174	28,757	1.45%
Surry Hills Precinct	22,728	24,546	24,983	25,717	26,803	27,980	29,330	30,343	31,409	0.81%
Redfern and Surry Hills East	12,691	13,851	14,612	15,534	16,579	17,439	18,379	19,131	19,928	1.13%
Camperdown Health and Education	16,576	18,884	19,748	20,990	22,710	24,358	26,231	27,569	29,237	1.43%
Redfern and North Eveleigh	3,113	3,383	3,562	3,622	3,805	3,988	4,203	4,314	4,464	0.91%
South Eveleigh	4,326	17,584	20,314	21,053	22,084	23,169	24,461	25,562	26,644	4.65%
<b>Precincts total</b>	<b>520,422</b>	<b>589,467</b>	<b>631,087</b>	<b>663,102</b>	<b>698,721</b>	<b>730,883</b>	<b>767,195</b>	<b>796,206</b>	<b>825,666</b>	<b>1.16%</b>

Source: SGS 2021 using TZP19 projections

Of the additional 305,244 jobs to 2056, 65 per cent will be in knowledge intensive industries (+198,157 jobs), followed by 19 per cent in health and education industries. This is despite knowledge intensive industries representing the greatest proportion of jobs across all precincts in 2016. Growth in population serving and industrial employment is forecast to be proportionally lower.

**TABLE 31: PRECINCTS' EMPLOYMENT SUMMARY BY BROAD INDUSTRY CATEGORY, 2016-56**

Precincts' Industry Summary	2016	2021	2026	2031	2036	2041	2046	2051	2056	2016-56 AAGR
Knowledge Intensive	329,167	373,258	403,326	422,995	444,441	464,406	488,154	507,961	527,325	1.19%
Health and Education	57,524	67,945	72,161	79,400	86,970	94,141	102,397	108,092	115,437	1.76%
Population Serving	107,550	121,002	127,487	132,187	136,350	139,792	142,141	143,931	144,900	0.75%
Industrial	26,181	27,262	28,114	28,520	30,960	32,544	34,504	36,221	38,005	0.94%
<b>Precincts total</b>	<b>520,422</b>	<b>589,467</b>	<b>631,087</b>	<b>663,102</b>	<b>698,721</b>	<b>730,883</b>	<b>767,195</b>	<b>796,206</b>	<b>825,666</b>	<b>1.16%</b>

Source: SGS 2021 using TZP19 projections

#### 11.1.4 Central Precinct Common Planning Assumptions projections

TZP19 assumes some form of development activity at the Central Precinct focused on employment growth. Negligible population growth is projected for Central Precinct in TZP19. As noted, TZP19 is a reference case designed to provide a most likely projection and as noted caution should be applied when considering TZP19 at small geographies. These can be updated when specific assumptions around projects is known. Travel zones directly associated with Central Precinct are projected to include 36,607 jobs by 2056 (Table 32), growing from 5,334 jobs in 2016.

**TABLE 32: CENTRAL PRECINCT TRAVEL ZONES EMPLOYMENT SUMMARY, 2016-56**

Central Precinct Industry Summary	2016	2021	2026	2031	2036	2041	2046	2051	2056
Knowledge Intensive	3,370	3,408	12,798	17,552	22,313	23,542	24,876	26,109	27,348
Health and Education	39	47	235	2,059	2,263	2,406	2,583	2,666	2,790
Population Serving	305	239	1,687	2,084	2,504	2,646	2,788	2,930	3,071
Industrial	1,620	2,369	2,499	2,501	2,861	2,991	3,128	3,260	3,399
<b>Total</b>	<b>5,334</b>	<b>6,063</b>	<b>17,219</b>	<b>24,196</b>	<b>29,940</b>	<b>31,586</b>	<b>33,377</b>	<b>34,965</b>	<b>36,607</b>

Source: SGS 2021 using TZP19 projections

## 11.2 The 2017 Floor Space Employment Survey

The City of Sydney conducts the Floorspace and Employment survey (FES) which considers floorspace and jobs conditions for businesses operating in the Sydney CBD. The data can be expressed based on the type of space (office, shop, entertainment, industrial etc.) and by industry.

A review of the 2017 FES data for different spaces uses in the Sydney CBD is summarised in Table 33, which shows that the average (i.e. 50th percentile) floorspace per job for office uses is 17 sqm per job. Note that this survey data is from 2017 and reflects pre-COVID conditions, which also coincides with a period of significant hot desking approaches by large private companies. During the consultation with the City of Sydney, they noted that had seen ratios of as low as 6 sqm per job in banks for example.

The 50th percentile ratio for retail categories (restaurants/eating and shop/showroom) are around 25-28 sqm per job.

**TABLE 33: JOBS TO FLOORSPACE RATIOS FOR SYDNEY CBD BY SPACE USE**

Space use	40th Percentile	50th Percentile
Community	42	57
Entertainment/Leisure	90	119
Industrial	18	21
Office	15	17
Other Infrastructure	83	100
Restaurant/Eating	21	25
Shop/Showroom	22	28
Transport	73	82
Visitor Accommodation	729	1052

Source: FES, 2017

Table 32 summarises the ratios by industry, which could potentially operate in any of the space uses identified above. Considering the average 17 sqm per job for office space uses (Table 33), there is significant variation across different industries, e.g. lower floorspace ratios for ICT and Professional Services (16 sqm / job) compared to Government (24 sqm / job).

**TABLE 34: JOBS TO FLOORSPACE RATIOS FOR SYDNEY CBD BY INDUSTRY**

Industry (City based)	40th Percentile	50th Percentile
Community	32	52
Creative Industries	18	21
Finance and Financial Services	15	17
Food and Drink	17	20
Government	21	24
Health	18	21
Higher Education and Research	25	34
ICT	14	16
Life Science (Biotech)	17	23

Manufacturing	14	16
Motor Vehicle	25	25
Natural Resource-Based Industries	16	18
Professional and Business Services	15	17
Property Development and Operation	15	17
Retail and Personal Services	20	25
Social Capital	22	28
Tourist, Cultural and Leisure	26	39
Transport and Logistics	23	29
Utilities	14	16

Source: FES, 2017

### 11.3 Landcom Workspace Ratios

Landcom has developed common planning assumptions for jobs to floorspace ratios based on a review of public and private reports, surveys and datasets. The aim of these assumptions is to establish a consistent approach to estimating employment potential from proposed floorspace.

Landcom's workspace ratios provide a starting point for analysis across Greater Sydney and can be supplemented by data available for local areas. The FES data from the City of Sydney is used as an input into the Landcom work.

A summary of the ratios by key space use is shown in Table 35. This shows differentiation in the assumed ratios for office space dependent on accessibility to transport, with 15 sqm/job within 10 minutes of a transport hub, such as Central Station, while 20 elsewhere.

The ratios for retail are higher than those in FES which are likely to be reflective of larger format retail in non-shopping centre spaces outside of centres.

**TABLE 35: LANDCOM WORKSPACE RATIOS - COMMON PLANNING ASSUMPTIONS**

Land use type	sqm/job
Commercial office (within 10 minutes of transport hub)	15
Commercial office (elsewhere)	20
Call centre	12
Retail shops	35

Retail department stores	55
Retail showrooms	125
TAFE/University	100
Community (Library etc)	35
Gym	100
Hotel	100
Serviced apartments	200
Student accommodation	500

Source: Landcom Common Planning Assumptions

## 11.4 Summary of common planning assumptions

- Significant population and employment growth is forecast in Western Sydney, which is aligned with State Government policy. Strong growth still expected in the Precinct and the City of Sydney. Employment growth is projected in the Central Precinct; this is due to the nature of TZP19 being a reference case forecast that is predicting based on future policy aspirations and trends.
- The City of Sydney LGA is predicted to contain 4 percent of future population and 22.3 per cent of future jobs in Greater Sydney in 2056.
- The elected study area, i.e. the twelve precincts, is predicted to contain 2.4 per cent of future population and 20.2 per cent of future jobs in Greater Sydney in 2056.
- TZP19 predicts relatively stable household sizes in the elected study area. Household sizes in the area immediately surrounding the Central Precinct are expected to be higher to reflect students occupying rental dwellings. Based on consultation with DPE, this may shift in future projections due to changes in the future household composition of inner-city residents. Moreover, changes to housing preferences may arise from demand for home offices within apartments. However, given Central Precinct's proximity to workplaces and the broader Sydney CBD, this is likely to be less of a consideration.
- TZP19 predicts an ageing of the Greater Sydney population, due to increased life expectancy and declining fertility rates. This trend is also seen in Central Precinct and in the inner city, though not to the same degree due to assumed preferences of inner-city residents, noting the point above about potential changes in future projections.
- There remains significant uncertainty with future projections due to potential lifestyle changes and choices around dwelling types arising from pandemic related movement restrictions, as well as the return of international students.



## 12. Central Precinct development

The Central Precinct Masterplan assumes the following floorspace provisions including both employment and residential uses within Central Station.

Table 36 shows a summary of the proposed floorspace by space use and by precinct which indicates an overall 786,900 sqm of floorspace, including the Western Gateway. Excluding this area, which is already rezoned, the additional floorspace proposed in 2021 and which forms the basis of the calculations in this report is 514,878 sqm including Goulburn Street Car Park.

**TABLE 36: MASTERPLAN GROSS FLOOR AREA PROVISION**

Sub-Precinct	Commercial	Residential	Retail	Education	Student Housing	Hotel	Community	Total
Central Precinct (Incl. Goulburn Street Car Park)	269,552	84,912	22,448	47,238	22,482	50,902	17,344	514,878
Western Gateway	236,826	0	14,997	0	0	20,196	0	272,019
<b>Total</b>	<b>506,378</b>	<b>84,912</b>	<b>37,445</b>	<b>47,238</b>	<b>22,482</b>	<b>71,098</b>	<b>17,344</b>	<b>786,897</b>

Source: TfNSW 2022

### 12.1 Existing development capacity

Based on discussions with the City of Sydney, the most appropriate assumption going forward is to assume 2 persons per dwelling for the proposed development. Table 37 summarises the population and demographic assumptions.

**TABLE 37: PROPOSED POPULATION AND DEMOGRAPHIC ASSUMPTIONS**

Measure	Assumption	Rationale
Household Size	2 persons per dwelling for residential 1 student per unit	City of Sydney advice and aligned with range of household sizes from various data sources
Demographic Profile	TZP19 and aligned to dwelling mix provided i.e. student housing likely demographics applied if provision	Common Planning Assumptions and likely take up of student housing

Source: Based on SGS consultation with City of Sydney on 14 October 2021.

Floorspace data provided indicates that 850 residential dwellings will be provided on site including 357 at the Goulburn Street site as well as 266 rooms for students from the 22,482 sqm of floorspace.

Based on the masterplan room/apartment provision, Table 38 estimates the residential floorspace, number of dwellings and population size.

**TABLE 38: MASTERPLAN RESIDENT POPULATION CAPACITY**

Measure	Residential	Student Housing	Total
Floorspace	84,912	22,482	107,394
Dwellings	850	266	1,116
Population	1,700	266	1,966

Source: TfNSW, 2022

## 12.2 Population by age assumptions

These population totals can then be disaggregated to population by age group based on either the TZP19 population by age profiles for the Central Station precinct (in the case of the residential units) or reflective of students residing in the precinct (Table 39).

**TABLE 39: POPULATION BY AGE ASSUMPTIONS**

Dwelling Type	Age Profile	Rationale	Specific 5 Year Age Groups
Residential	TZP19 for Central Station Precinct (i.e. precinct 1 in Figure 1)	Captures broader population profile trends	All
Student accommodation	all 18-24	Students	20%- 15-19 years 80%- 20-24 years

Source: SGS 2022.

### 12.3 Employment floorspace assumptions

The City of Sydney’s 2022 Floorspace and Employment Survey will come at a time where many businesses have had two or more years to adjust to the impacts of the COVID-19 pandemic. It is not possible to accurately predict the medium term impact that COVID will have on job densities, as many businesses are still grappling with what it means for how and where they operate. These shifts are likely to have ongoing, knock-on effects in the retail and hospitality sectors.

Table 40 shows a summary of the proposed jobs to floorspace assumptions for the Central Station precinct. These are based conversations with DPE and the City of Sydney and a review of various job to floorspace data sources to provide a potential view of floorspace assumptions over the coming years. TfNSW should review these ratios once the 2021 Census data, the latest DPE population projections and the next City of Sydney Floorspace and Employment Survey data is released.

**TABLE 40: LONG TERM JOBS TO FLOORSPACE RATIO ASSUMPTIONS**

Suggested ratios for adoption for Central Station (sqm per job)		Sensitivity to COVID	Rationale	Broad Industry Category
Office	20	High	Above 50th Percentile in CBD, aligns with Landcom assumption and information provided by the City of Sydney.	Knowledge Intensive
Community	40	Low	Between 40th CBD percentile and Landcom high density community assumption (new floorspace likely relatively expensive and so high employment density)	Population Serving
Education	50	Med	Landcom assumes 100sqm for TAFE/University, FES in CBD indicates 50 <sup>th</sup> percentile for Higher Education and Research of 34, FES for UTS indicates approximately 50sqm/job	Health and Education
Retail	28	Low/ Med	50th Percentile in CBD - Could use 40th percentile, but this is still lower than Landcom	Population Serving
Hotel	100	Low	Landcom hotel assumption - FES data likely inaccurate given strange value and known classification issues	Population Serving

Student accommodation	500	Med/High	Landcom Assumption	Population Serving
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Source: SGS 2021, based on consultation and review of floorspace data sources.

Applying these floorspace to jobs ratios, the employment potential (jobs capacity) arising from the masterplan GFA provision is summarised in Table 41. These figures do not include industrial jobs. They also differ from TZP19 projections, which represent TfNSW’s employment projections and are used for transport planning and strategic planning purposes across NSW Government.

**TABLE 41: MASTERPLAN JOBS SUMMARY BY SUB-PRECINCT**

Sub-Precinct	Commercial	Residential	Retail	Education	Student Housing	Hotel	Community	Total
Central Precinct (Incl. Goulburn Street Car Park)	13,478	0	802	945	45	509	434	16,212
Western Gateway	11,841	0	536	0	0	202	0	12,579
<b>Total</b>	<b>25,319</b>	<b>0</b>	<b>1,337</b>	<b>945</b>	<b>45</b>	<b>711</b>	<b>434</b>	<b>28,791</b>

Source: SGS 2022.

Total masterplan jobs may be disaggregated into jobs by ANZSIC category using historical ratios between FES city-based industries and ANZSIC categories based on the 2017 FES, adjusting for location quotients in selected sectors to reflect where the Central Precinct is expected to be highly competitive or relatively uncompetitive compared to the rest of the CBD:

- ICT – 2.0 (this is among the highest location quotients of any block in the CBD).
- Professional and business services – 1.62 (this is relatively high, but there are many higher LQs in other blocks in the CBD).
- Finance and financial services – 0.4 reflecting that Central is likely to be less attractive to finances than northern CBD (this is a relatively low LQ compared to other blocks in the CBD).

The ANZSIC breakdown of baseline and masterplan employment is summarised in Tables 43 and 44.

## 12.4 Delivery timeframe

There is currently no information about the assumed delivery sequence of the floorspace at Central Precinct, although it is likely based on information from TfNSW that construction of buildings may be complete by 2036/2037. Therefore the population and employment projections in this chapter are focused 2056, when it is assumed full masterplan development has been achieved.

For the purposes of providing 5 yearly projections, it is assumed that the Western Gateway will be fully built and occupied by 2036.

Growth between 2036 and 2056 for the masterplan floorspace has been estimated based on the proportion of population and employment growth in the City of Sydney from TZP19 between 2036 and 2056, as per the below table.

**TABLE 42: ASSUMED GROWTH PROFILE**

	2036	2041	2046	2051	2056
Population	87%	88%	94%	96%	100%
Western Gateway Jobs	100%	100%	100%	100%	100%
Masterplan Jobs	85%	89%	93%	97%	100%

Future iterations can consider delivery timing as further information is made available.

## 12.5 Forecast scenarios

In addition to the TZP19 employment projections, two scenarios have been developed to characterise the additional population and jobs capacity from the masterplan as outlined below:

- Baseline: Western Gateway development + industrial jobs assumed in TZP19 related to the operations of Central Station
- Project: Total Central Precinct (Western Gateway + Masterplan) floorspace + industrial jobs assumed in TZP19 related to the operations of Central Station

Under the baseline scenario, 15,978 jobs are forecasted from the Western Gateway development. This includes the 12,579 jobs (employment potential of the Western Gateway GFA provision) plus 3,399 industrial jobs assumed in TZP19 by 2056 (Table 32).

The ANZSIC employment breakdown under the baseline scenario is summarised in Table 42. It indicates that the highest proportion of additional jobs will be in Professional, Scientific and Technical Services (29.61 per cent), Transport, Postal and Warehousing (22.5 per cent) and Financial and Insurance Services (10.3 per cent).

**TABLE 43: BASELINE EMPLOYMENT FORECAST 2056**

ANZSIC category	Number of jobs	% of total jobs
Accommodation and Food Services	638	3.99%
Administrative and Support Services	1,061	6.64%
Agriculture, Forestry and Fishing	17	0.11%
Arts and Recreation Services	110	0.69%
Construction	181	1.13%
Education and Training	27	0.17%
Electricity, Gas, Water and Waste Services	178	1.11%
Financial and Insurance Services	1,645	10.30%
Health Care and Social Assistance	203	1.27%

Information Media and Telecommunications	1,349	8.44%
Manufacturing	69	0.43%
Mining	19	0.12%
Other Services	282	1.77%
Professional, Scientific and Technical Services	4,731	29.61%
Public Administration and Safety	1,008	6.31%
Rental, Hiring and Real Estate Services	460	2.88%
Retail Trade	325	2.04%
Transport, Postal and Warehousing	3,597	22.51%
Wholesale Trade	76	0.48%
<b>Grand Total</b>	<b>15,978</b>	<b>100%</b>

Source: SGS 2022.

As the Western Gateway does not provide for residential nor student housing floorspace, no additional population is forecast from this development.

Under the project scenario, a total of 32,189 jobs is forecasted. This comprises 28,791 jobs (employment potential arising from masterplan development) plus 3,399 industrial jobs assumed from TZP19 forecasts by 2056 (Table 32).

The ANZSIC employment breakdown under the masterplan scenario is summarised in Table 43. It indicates that the highest proportion of additional jobs will be in Professional, Scientific and Technical Services (31.5 per cent), Transport, Postal and Warehousing (12 per cent) and Financial and Insurance Services (11 per cent).

**TABLE 44: PROJECT EMPLOYMENT FORECAST 2056**

ANZSIC category	Number of jobs	% of total jobs
Accommodation and Food Services	1,791	5.56%
Administrative and Support Services	2,275	7.07%
Agriculture, Forestry and Fishing	37	0.11%
Arts and Recreation Services	249	0.77%
Construction	387	1.20%
Education and Training	1,002	3.11%
Electricity, Gas, Water and Waste Services	376	1.17%
Financial and Insurance Services	3,522	10.94%
Health Care and Social Assistance	607	1.89%
Information Media and Telecommunications	2,888	8.97%
Manufacturing	142	0.44%
Mining	41	0.13%
Other Services	735	2.28%
Professional, Scientific and Technical Services	10,126	31.46%

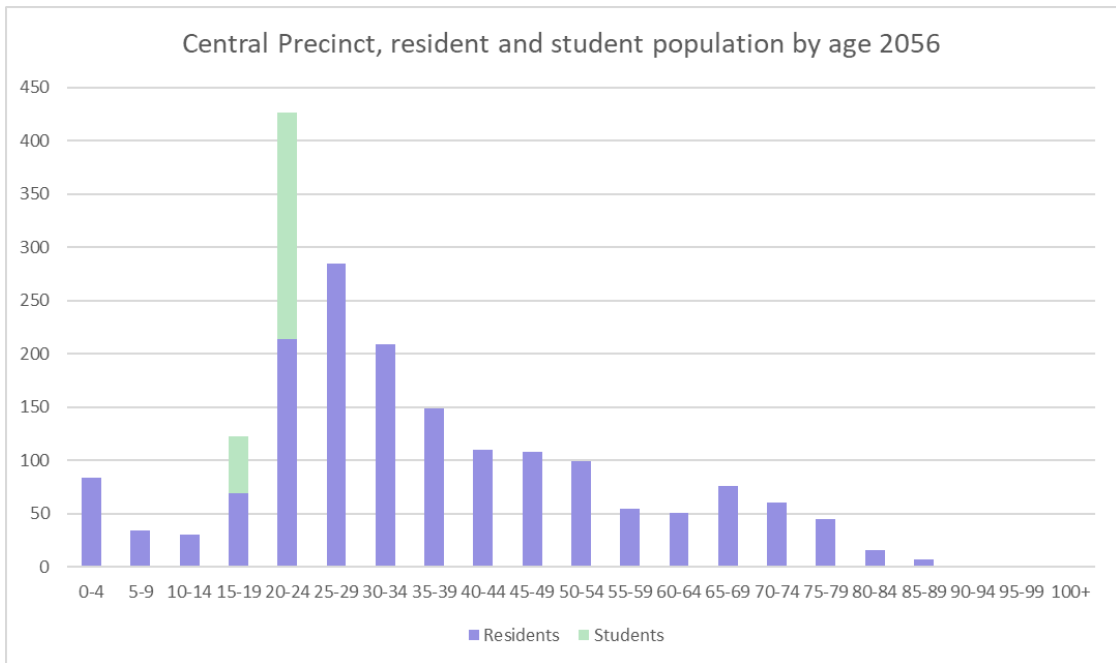
Public Administration and Safety	2,243	6.97%
Rental, Hiring and Real Estate Services	1,006	3.13%
Retail Trade	763	2.37%
Transport, Postal and Warehousing	3,871	12.03%
Wholesale Trade	128	0.40%
<b>Grand Total</b>	<b>32,189</b>	<b>100%</b>

Source: SGS 2022.

Based on the population by age assumptions, the project case provision of residential and student housing floorspace is estimated to provide capacity for an additional 1,700 residents and 266 students in the Central Station Precinct by 2056.

The age breakdown for Central Precinct’s residential and student population in 2056 is shown below.

**FIGURE 32: 2056 POPULATION BY AGE FORECAST, CENTRAL PRECINCT**



Source: SGS 2022.

## 12.6 Time Series Projections

Based on the assumed growth profile noted in Section 12.4, the projections for Central Precinct from 2036-2056 are presented for the different scenarios in Table 45.

**TABLE 45: SCENARIOS' TIME SERIES PROJECTIONS**

TZP19	2036	2041	2046	2051	2056
Population	195	199	208	218	225
Jobs	29,940	31,586	33,377	34,965	36,607

Baseline	2036	2041	2046	2051	2056
Population	0	0	0	0	0
Western Gateway	12,579	12,579	12,579	12,579	12,579
Masterplan	0	0	0	0	0
TZP19 Industrial	2,861	2,991	3,128	3,260	3,399
Total Jobs	15,440	15,570	15,707	15,839	15,978

Masterplan Scenario	2036	2041	2046	2051	2056
Population	1,711	1,730	1,848	1,888	1,966
Western Gateway	12,579	12,579	12,579	12,579	12,579
Masterplan	13,780	14,428	15,077	15,725	16,212
TZP19 Industrial	2,861	2,991	3,128	3,260	3,399
Total Jobs	29,220	29,998	30,784	31,564	32,189

## 12.7 Forecast comparison

Population and employment growth under the baseline and project scenario is compared to TZP19 projections for the City of Sydney LGA and Greater Sydney (Table 46). Employment growth under TZP19 is moderate, representing 9.43 per cent of the City of Sydney's employment growth to 2056 and 1.96 per cent of that in Greater Sydney. The baseline scenario will contribute representing 3.21 per cent of Sydney LGA's employment growth to 2056 and 0.65 per cent of Greater Sydney's growth.

Under the project scenario, the additional 1,966 residents represent 1.72 per cent of the LGA's growth to 2056 and 0.05 per cent of Greater Sydney's total population growth.



**TABLE 46: SCENARIOS' 2056 EMPLOYMENT AND POPULATION GROWTH COMPARISON TO TZP19**

Scenario	Measure	2016	2056	Additional jobs / population (2016-56)	% of City of Sydney growth (2016-56)	% of Greater Sydney growth (2016-56)
<b>TZP19</b>	Employment	5,334	36,607	31,273	9.43%	1.90%
	Population	137	225	88	<i>negligible</i>	<i>negligible</i>
<b>Baseline (Western Gateway)</b>	Employment	5,334	15,978	10,644	3.21%	0.65%
	<i>Population</i>	137	0	-	<i>negligible</i>	<i>negligible</i>
<b>Project (Masterplan, includes Western Gateway)</b>	Employment	5,334	32,189	26,856	8.10%	1.63%
	Population	137	1,966	1,829	1.72%	0.05%

Source: SGS 2022.

Total employment in the masterplan area (32,189 jobs, calculated using a supply-driven approach that converts GFA provision to jobs combined with industrial jobs projections) is comparable to the TZP19 projection of 36,607 jobs total in the precinct by 2056 – particularly when considering its percentage contribution to the wider employment growth of both the City of Sydney and Greater Sydney (Table 44). Note that TZP19 already assumes some form of development activity, and associated employment growth, at the Central Precinct.

Additional population growth, calculated based on a conversion of residential and student accommodation GFA to residents from the masterplan development, is also minimal and likely to be absorbed as part of overall growth in the elected study area.

### 12.7.1 Alignment with Social Infrastructure Study

We note that these figures differ from the forecasts in the Social Infrastructure Study, there are differences in the study areas that were ultimately adopted to fulfil the respective study requirements for the Social and Demographic reports. This has implications for the population and employment forecasts in these reports. The consultant teams have worked closely to ensure that the analysis and approach to forecasting are methodologically aligned.

For the purposes of informing the social infrastructure study it is assumed that if all buildings in the precinct are complete by 2036, from a supply perspective there is potential for them to be 100% occupied based on advice of construction staging from TfNSW. TZIP19 industrial jobs in the precinct for 2036 are added to the floorspace driven Western Gateway and Masterplan jobs in the below table.

**TABLE 47: 2036 EMPLOYMENT AND POPULATION PROFILE FOR SOCIAL INFRASTRUCTURE STUDY (assumed 100% occupancy in 2036)**

Scenario	Measure	2036
<b>TZIP19</b>	Employment	29,940
	Population	195
<b>Baseline</b> (Western Gateway)	Employment	15,440
	<i>Population</i>	-
<b>Project</b> (Masterplan, includes Western Gateway)	Employment	31,652
	Population	1,966

#### **Note regarding the use of forecasts and study areas for different studies**

It is noted that precinct forecasts produced in the Demographics report have been applied across the Economics Study, and the Social Infrastructure and Health Impact Assessment Study. Precinct forecasts have then been used for the study areas respectively applied to these studies, which are different, due to the different requirements of those studies. The forecasts for the study areas in these reports differ, with respect to these different geographies. But these are based on consistent precinct numbers and consistent forecasting methodologies.

The Population and Demographic Study by SGS Economics and Planning has converted the masterplan floorspace and expected dwelling numbers provided by Architectus into an estimate of population, based on assumed household sizes. The Population and Demographic Study, as well as the Economics study by SGS, have also translated the masterplan's commercial floorspace into a total job number, using assumptions around industry mix and common planning assumptions relating to floorspace density per job. These figures are provided with and without the Western Gateway development.

The population and employment projections of both of these studies only look at the Central precinct masterplan site. These projections are inputs into the Social Infrastructure Study. No updates have been undertaken to the projections outside of the masterplan site, which for the purposes of comparison or analysis outside of the masterplan site are considered to be the TfNSW Travel Zone Projections 2019.

## 13. Summary and recommendations

- The Central Precinct masterplan, including the Western Gateway has the capacity to provide for 1,966 residents, 1,116 dwellings and 28,791 jobs. Excluding the Western Gateway, this in an additional 16,212 jobs from the provision of floorspace in other masterplan sub-precincts.
- Based on the masterplan's draft breakdown of space uses, these additional jobs in the Central Precinct are likely to be predominantly in knowledge intensive industries. A further employment breakdown by 1-digit ANZSIC category indicates that under both the Baseline and Project scenarios, additional employment is expected to be highest in Professional, Scientific and Technical Services, Transport, Postal and Warehousing and Financial and Insurance Services (in this order).
- Roughly three quarters (850) of the 1,116 dwellings from the masterplan are expected to be residential, with the remainder being student accommodation.
- Factors that are likely to impact inner-city population and housing trends include the timing for the return of international students as well as the longevity of COVID-19 induced working from home patterns. The latest ABS data release from August also shows a changing age profile in inner-city areas. While the previous average age in the inner city had been decreasing with students/young people, this trend appears to be reversing in 2020 and 2021 due to fluctuating migration conditions.
- Consider Build to Rent and other models of housing development ownership to mitigate the potential impacts of masterplan development on affordable housing supply and associated risks of displacing lower-income renters. Given the lower income status of Central Station Precinct residents, the high proportion of renters in the broader study area and declining rates of home ownership, the Build to Rent model offers a potential way to diversify housing choice, improve housing security through longer term leasing structures and attract institutional investment.
- Balance the Central Precinct's tech industry specialisation with a diversified local economy is recommended to benefit growth of existing businesses and to facilitate opportunities for multidisciplinary collaboration. Given the concentration of educational institutions in the vicinity, partnerships between industry and tertiary education sector could potentially accelerate early-stage tech development by connecting talent with employment opportunity and/or resources. This environment could position the precinct competitively in international markets.
- Consider Central as part of a wider cultural precinct. Given the cultural and linguistic diversity of the Central Station Precinct, there are opportunities to advocate for and broadcast local arts and cultural production, particularly as there is a growing focus among cultural institutions to diversity their delivery models and curate content to meet demand from a diversity of visitors.
- A further review of updated ABS Census data, scheduled for release in 2022, as well as a review of updated population projections for Greater Sydney and the elected study area may result in changes to the forecasted population profile in and around the Central Precinct that is described in this report.

## 14. Appendices

### 14.1 Key references

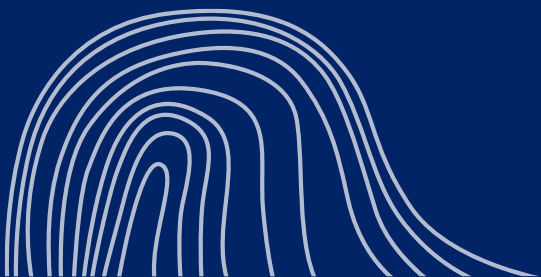
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